

# DRAKES

ESTATE AGENTS



Yarningale Road, Kings Heath, B14 6NB

Offers Over £350,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Through Lounge Dining Room
- Kitchen
- Utility Room
- Bathroom
- Impressive Corner Plot
- Tremendous Scope for Extension Subject to Permission
- Detached Garage & Off Road Parking
- Front, Side & Rear Gardens



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge/Dining Room Dual Aspect

Dining Area to front - 3m x 3.89m (9'10" x 12'9") into bay

Lounge Area to rear - 3.81m x 2.64m (12'6" x 8'8")

Kitchen to rear - 2.84m x 2.34m (9'4" x 7'8")

Utility Room to side - 3.07m x 2.34m (10'1" x 7'8")

Bedroom One to front - 4.11m x 2.97m (13'6" x 9'9") into bay

Bedroom Two to rear - 3.94m x 2.97m (12'11" x 9'9")

Bedroom Three to front - 2.84m x 2.41m (9'4" x 7'11")

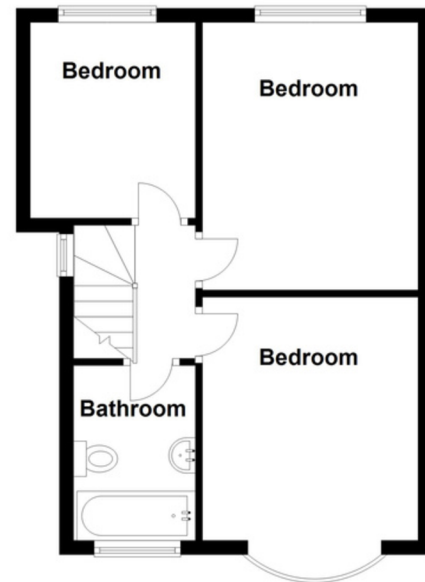
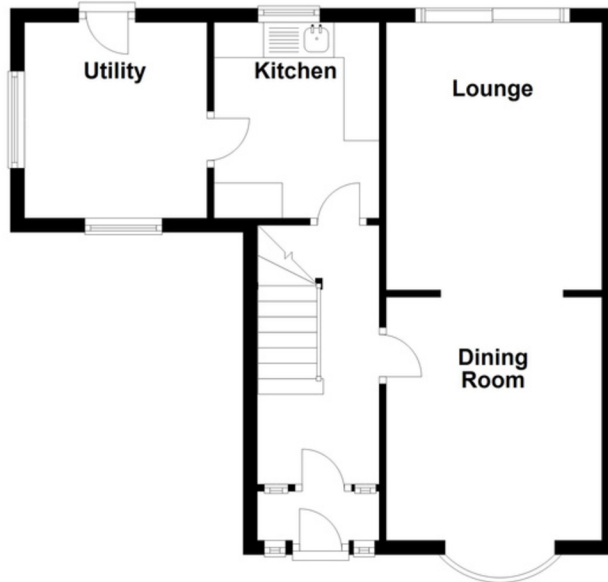
Bathroom to front - 2.24m x 1.75m (7'4" x 5'9")

Garage - 2.57m x 5.49m (8'5" x 18'0")

A traditional style semi-detached property occupying an impressive corner plot with tremendous scope for extension subject to the relevant planning consent with accommodation comprising in brief of reception hall, lounge/dining room, kitchen, utility room, three bedrooms, bathroom, generous front side and rear gardens, driveway and a detached garage.

**Ground Floor**

**First Floor**



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	81
(69-80) <b>C</b>	
(55-68) <b>D</b>	58
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

**Total area: approx. 83.3 sq. metres (896.8 sq. feet)**

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