



# Gracemere Crescent, Hall Green

Offers Over £200,000

3 1 1



An end terrace property in need of some modernisation and improvement with no upward chain, three bedrooms, breakfast kitchen, lounge, shower room and West facing rear garden

### **Entrance Hall**

**Lounge to Front - 3.91m x 5m (12'10" x 16'5")**

**Breakfast Kitchen to Rear - 3.94m x 2.87m (12'11" x 9'5")**

**Bedroom One to Front - 3.71m x 2.9m (12'2" x 9'6")**

**Bedroom Two to Rear - 3.28m x 2.77m (10'9" x 9'1")**

**Bedroom Three to Front - 1.91m x 2.57m (6'3" x 8'5")**

**Shower Room to Rear**

**West Facing Rear Garden**

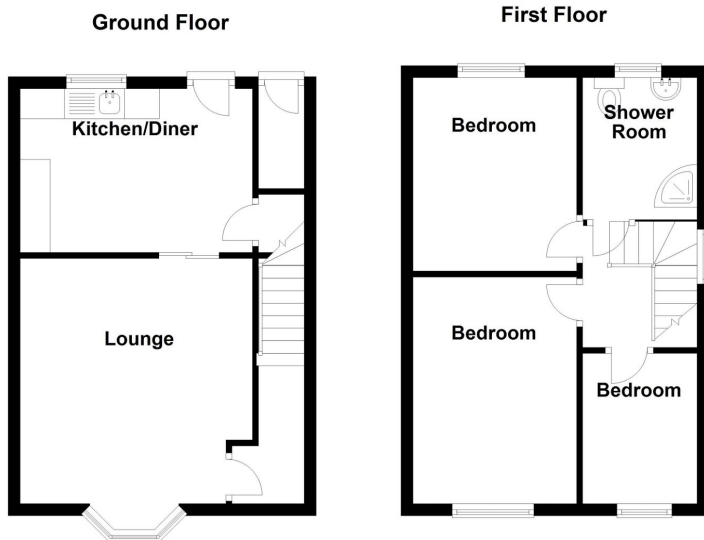
### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B

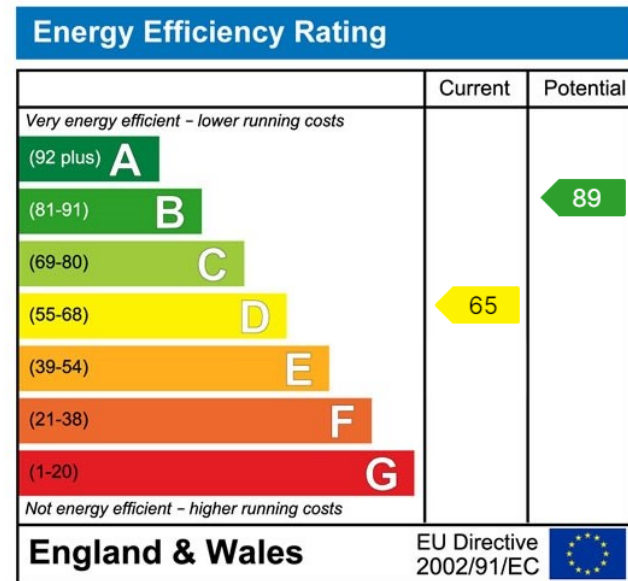




- An End Terrace Property
- In Need Of Modernisation
- Three Bedrooms
- Breakfast Kitchen
- Shower Room
- Lounge
- West Facing Rear Garden
- No Upward Chain



Total area: approx. 66.3 sq. metres (713.7 sq. feet)



316 Stratford Road, Shirley, Solihull B90 3DN

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