



smarthomes

Swanshurst Lane

Moseley, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Bathroom
- Lovely Rear Garden
- Two Spacious Reception Rooms

£395,000

Current EPC Rating 62 (D)-
Current Council Tax Band - C





Property Description

A well maintained and extended semi-detached family benefiting from no upward chain and accommodation briefly comprising two spacious reception room, an extended kitchen/breakfast room, utility room, guest W.C, three good size bedrooms, bathroom, separate W.C, large rear garden and driveway parking



Rooms & Measurements

Lounge to Front 4.42m x 4.01m (14'6" x 13'2")

Extended Family Dining Room to Rear 8.25m x 2.87m (27'1" x 9'5")

Extended Breakfast Kitchen to Rear 4.27m x 2.97m (14'0" x 9'9")

Utility Room 2.79m x 1.96m (9'2" x 6'5")

Bedroom One to Rear 3.45m x 4.27m (11'4" x 14'0")

Bedroom Two to Front 3.43m x 2.87m up to wardrobe (11'3" x 9'5")

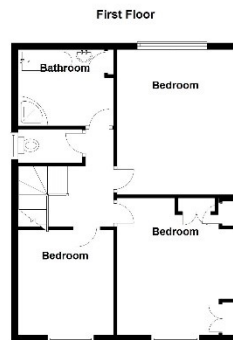
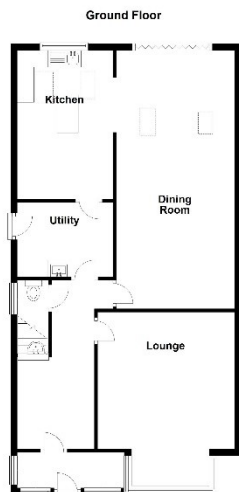
Bedroom Three to Front 2.77m x 2.51m (9'1" x 8'3")

Re-Fitted Family Bathroom to Rear 2.74m x 1.7m (9'0" x 5'7")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

Current council tax band – C



Total area: approx. 138.5 sq. metres (1491.1 sq. feet)

316 Stratford Road
 Shirley
 Solihull
 B90 3DN

www.smart-homes.co.uk
 0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.