



smarthomes

## Flint Green Road

Acocks Green, Birmingham

- A Beautifully Presented Three Storey Family Home
- Re-Fitted Kitchen, Family Shower Room & En-Suite Bathroom
- Four Good Size Bedrooms
- Two Spacious Reception Rooms

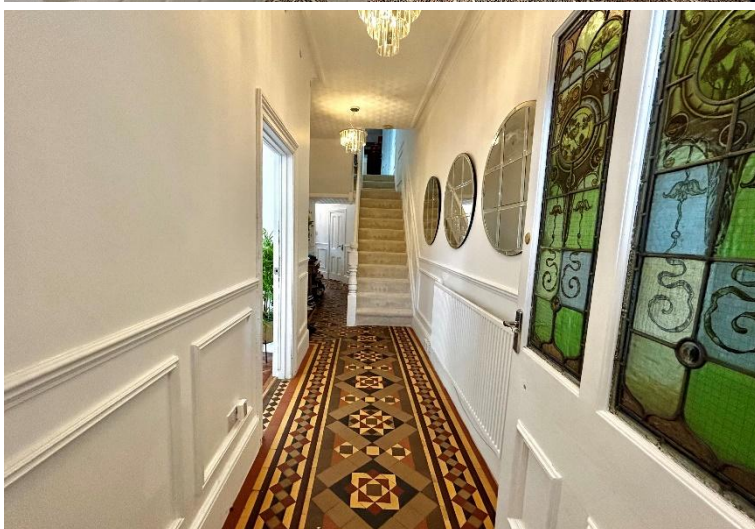
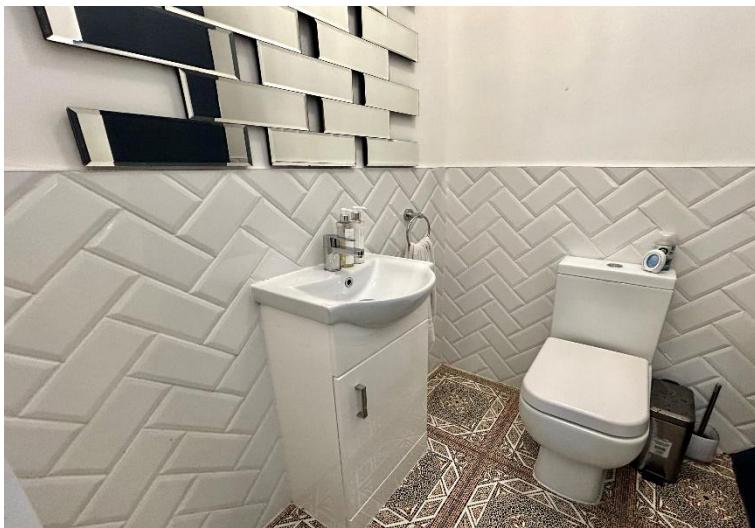
**Offers Over £450,000**

Current EPC Rating - D

Current Council Tax Band - D



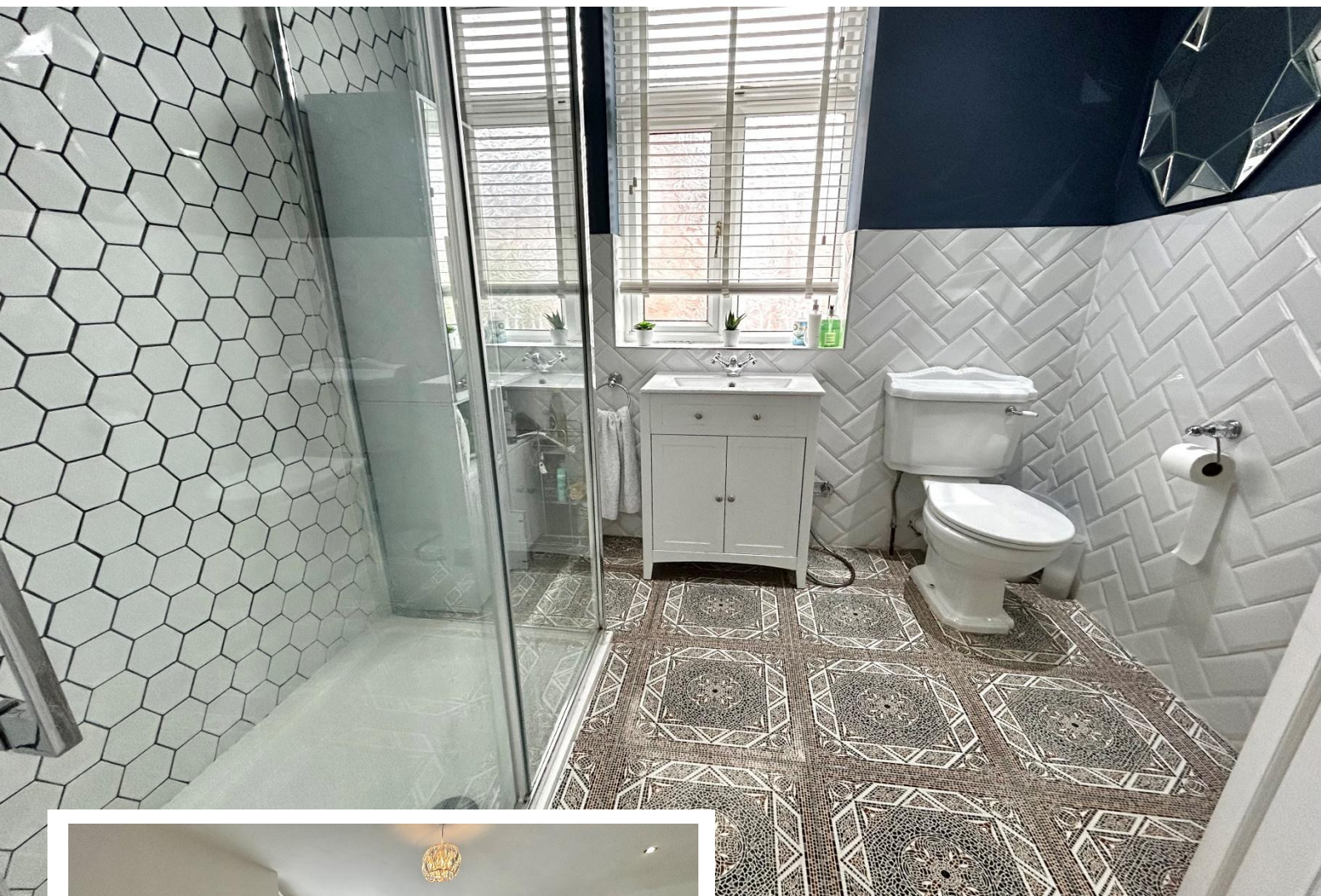




## Property Description

A beautifully presented and sympathetically restored semi-detached family home situated in a sought after road close to many local amenities. Offering spacious accommodation comprising a welcoming entrance hallway with Minton flooring, two reception rooms with LVT flooring and feature fireplaces, a lovely re-fitted breakfast kitchen and utility room, a useful guest W.C and cellar access. On the first floor there are three double bedrooms and a stylish re-fitted family shower room, and on the top floor there is a fantastic master suite with a double bedroom, spacious dressing room and a superb re-fitted four piece en-suite bathroom. Externally there is a lovely private rear garden with access to a large brick built home office/gym and ample driveway parking





## Rooms & Measurements

Reception Room One to Front 5m x 3.99m (16'5" x 13'1")

Reception Room Two to Rear 4.19m x 3.51m (13'9" x 11'6")

Re-Fitted Breakfast Kitchen 3.99m x 3m (13'1" x 9'10")

Utility Room 3m x 2.31m (9'10" x 7'7")

Bedroom Two to Front 5m max x 4.9m max (16'5" max x 16'1" max)

Bedroom Three to Rear 4.19m x 3.51m (13'9" x 11'6")

Bedroom Four to Rear 3.81m x 3m (12'6" x 9'10")

Master Bedroom to Front 5.41m x 2.39m (17'9" x 7'10")

Dressing Room to Front 4.5m x 3m (14'9" x 9'10")

Cellar 3.99m x 3.15m (13'1" x 10'4")

### 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 vendor. Current council tax band – D





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