



smarthomes

## Swanshurst Lane

Moseley, Birmingham

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

**Offers Over £400,000**

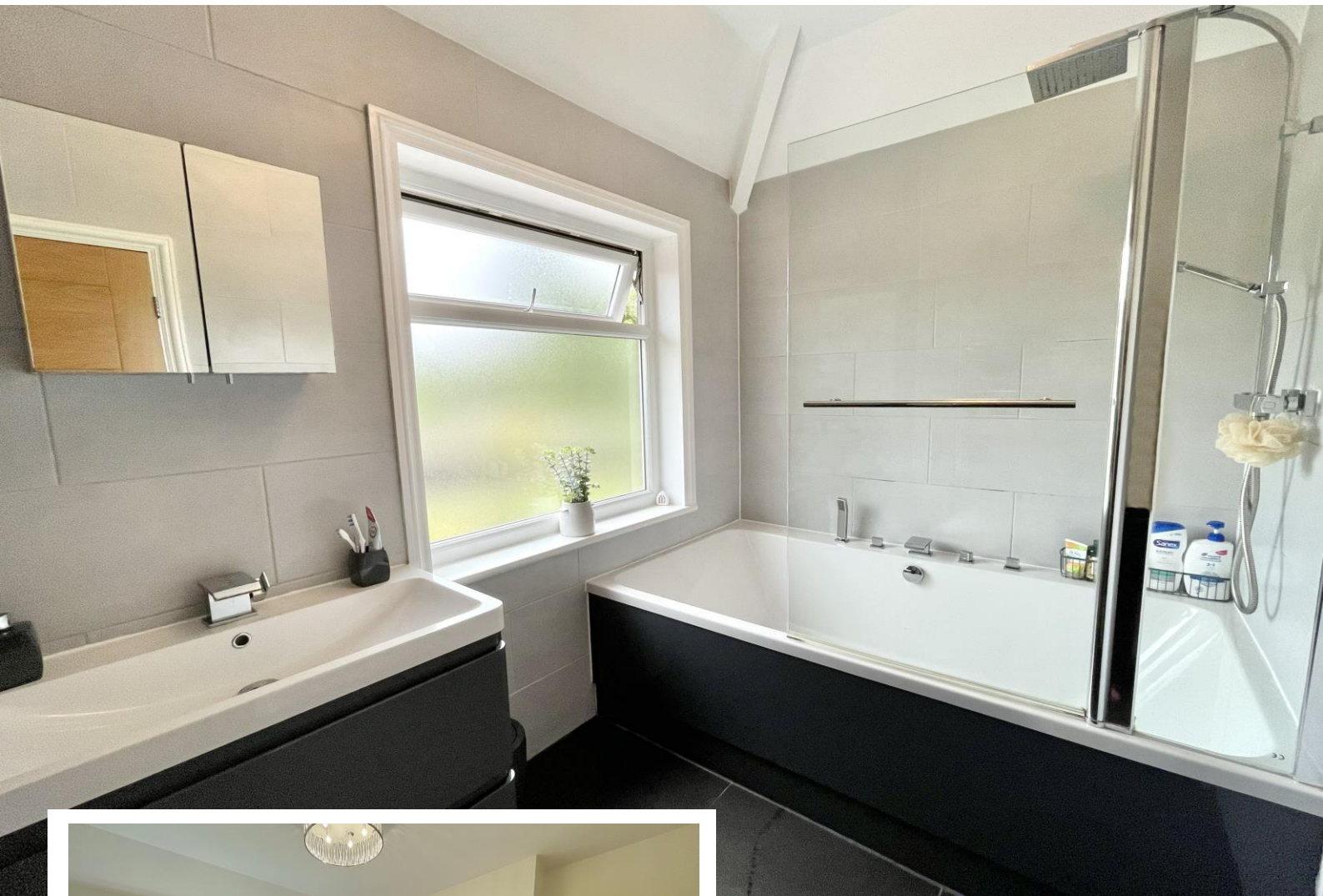
Current EPC Rating - D  
Current Council Tax Band - C





## Property Description

An immaculately presented semi-detached family home situated in a most popular and convenient location and offering superb potential to extend subject to planning consent. The property has had a sympathetic "back to brick" refurbished including re-wiring and updating of the heating system and radiators while still retaining many original features. Offering spacious accommodation comprising a welcoming entrance hallway, two reception rooms, re-fitted Wren kitchen, three double bedrooms, luxury re-fitted family bathroom, separate W.C, driveway parking and an extensive private rear garden



## Rooms & Measurements

Spacious Dining Room to Front 4.09m x 4.01m (13'5" x 13'2")

Spacious Lounge to Rear 4.52m x 3.45m (14'10" x 11'4")

Re-Fitted Wren Kitchen to Rear 2.84m x 2.79m (9'4" x 9'2")

Double Bedroom One to Rear 4.22m x 3.48m (13'10" x 11'5")

Double Bedroom Two to Front 3.48m x 3.48m (11'5" x 11'5")

Double Bedroom Three to Front 2.79m x 2.54m (9'2" x 8'4")

Luxury Re-Fitted Family Bathroom to Rear 2.77m x 1.73m (9'1" x 5'8")

Separate W.C

Tenure

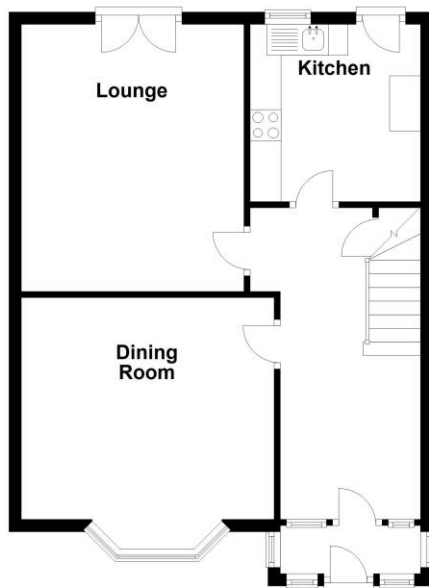
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

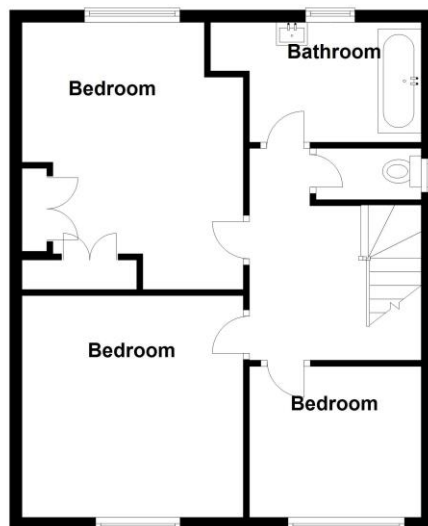
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**Ground Floor**



**First Floor**



Total area: approx. 105.6 sq. metres (1136.1 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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 and 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.