



smarthomes

## Harrier Road

Acocks Green, Birmingham

- A Modern Style Semi-Detached Three/Four Bedroom Family Home
- Fitted Kitchen & En-Suite Shower Room
- Conservatory & Rear Garden
- Lounge Diner & Additional Reception Room

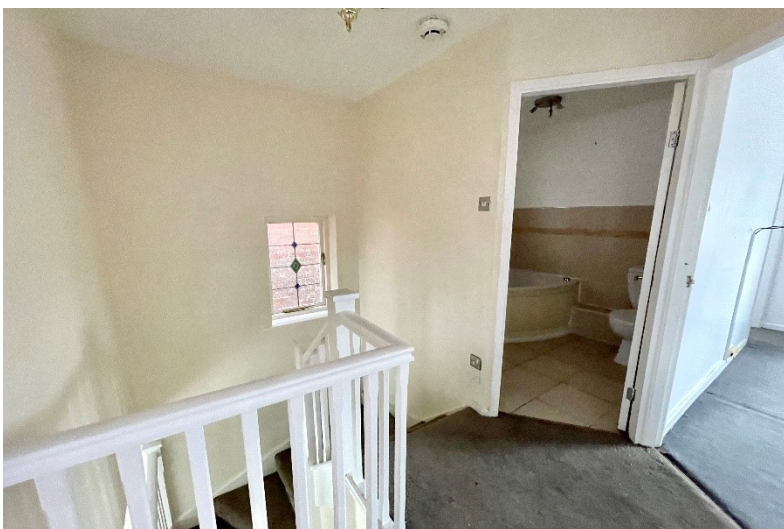
**OIRO £320,000**

Current EPC Rating - C

Current Council Tax Band - C







## Property Description

A modern style detached family home benefiting from no upward chain and offering accommodation comprising a spacious lounge/diner, conservatory, fitted kitchen, ground floor office/bedroom four, master bedroom with en-suite shower room, two further bedrooms, family bathroom, rear garden and driveway parking





## Rooms & Measurements

Fitted Kitchen to Front 3.15m x 2.13m (10'4" x 7'0")

Open Plan Lounge/Diner to Rear 5.59m max x 4.17m max  
(18'4" max x 13'8" max)

Conservatory

Home Office/Bedroom Four to Front 4.62m x 2.26m (15'2" x 7'5")

Bedroom One to Front 3.56m x 3.4m (11'8" x 11'2")

En-Suite Shower Room 1.37m x 1.27m (4'6" x 4'2")

Bedroom Two to Rear 3.76m x 2.64m (12'4" x 8'8")

Bedroom Three to Rear 2.77m x 2.13m (9'1" x 7'0")

Family Bathroom to Side 2.01m x 1.93m (6'7" x 6'4")

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 – C





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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.