



smart homes

- A Three Bedroom Mid Terraced Property
- Three Reception Rooms
- Modern Fitted Kitchen
- Loft Room & Ground Floor Wet Room

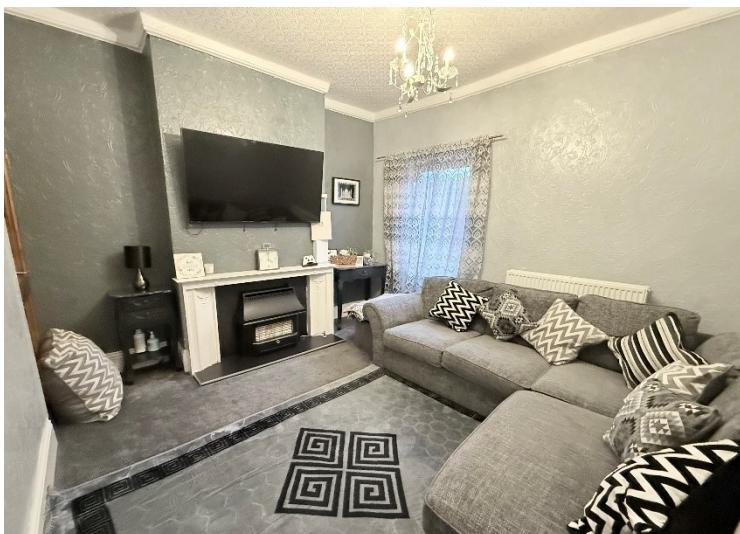
**Newton Road**

Sparkhill, Birmingham

**Guide Price £250,000**

Current EPC Rating 47 (E)

Current Council Tax Band B





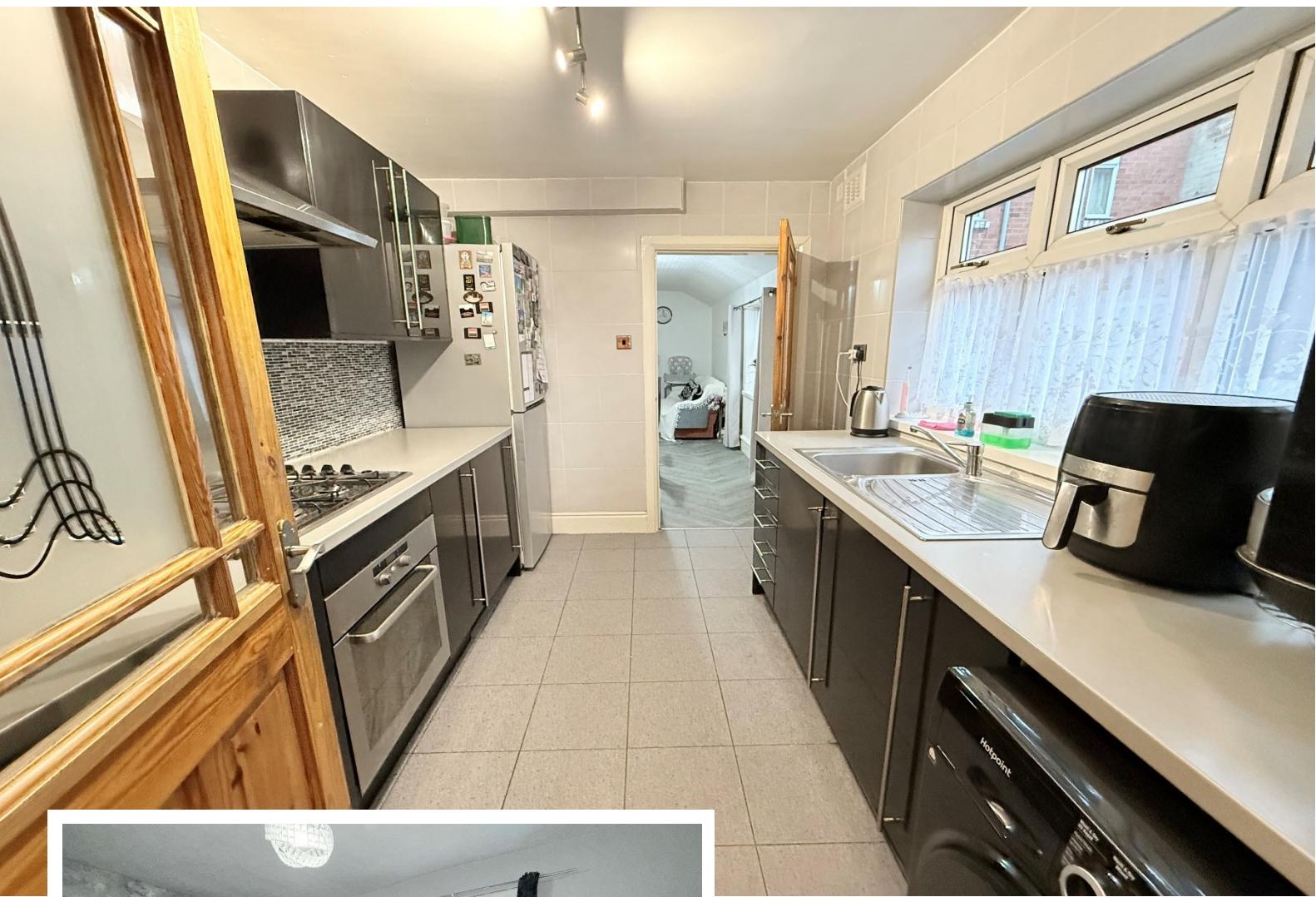
## Property Description

A three bedroom mid terraced property offering three reception rooms, fitted kitchen, ground floor wet room, loft bedroom and low maintenance paved 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



## Rooms & Measurements



Reception Room One to Rear - 2.29m x 5.26m (7'6" x 17'3")

Reception Room Two - 3.66m x 3.28m (12'0" x 10'9")

Reception Room Three to Front - 3.53m x 4.37m (11'7" x 14'4") (into bay)

Modern Fitted Kitchen to Rear - 2.34m x 3.25m (7'8" x 10'8")

Ground Floor Wet Room to Rear - 2.36m x 1.65m (7'9" x 5'5")

Bedroom One to Front - 4.9m x 2.95m (16'1" x 9'8")

Bedroom Two to Rear - 2.67m x 3.28m (8'9" x 10'9")

Bedroom Three to Rear - 1.93m x 3.38m (6'4" x 11'1")

Loft Room - 4.14m x 4.47m (13'7" (max) x 14'8" (max))





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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