



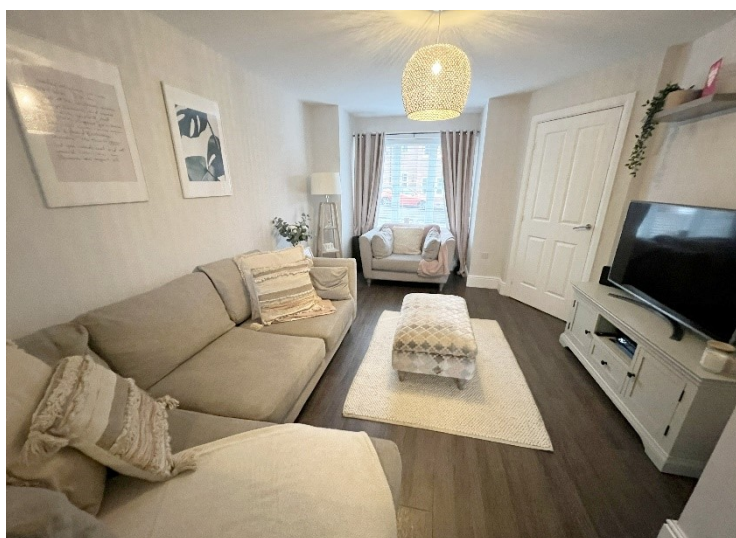
Canal Court

Acocks Green, Birmingham

- An Extremely Well Presented Three Storey Town House
- Four Bedrooms
- Open Plan Lounge /Kitchen
- Conservatory
- Allocated Parking To Rear
- En Suite Shower Room & Family Bathroom
- Private Rear Garden

Offers Over £265,000

Current EPC Rating - TBC
Current Council Tax Band - C





Property Description

An extremely well presented three storey town house briefly affording four bedrooms, open plan lounge kitchen, conservatory, guest WC, two double bedrooms to the first floor with family bathroom and further master bedroom en suite to second floor along with a further single bedroom, private rear garden and allocated parking to rear

Tenure

We are advised by the vendor that the property is leasehold with approx. 131 years remaining on the lease 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 – C



Rooms & Measurements

Entrance Hall

Open Plan Lounge/ Kitchen - 7.7m x 3.4m (25'3" x 11'1")

Guest WC

Conservatory to Rear - 3.3m x 3.3m (10'9" x 10'9")

Bedroom One to Rear - 4.1m x 2.5m (13'5" x 8'2")

Bedroom Two to Front - 3.4m x 2.4m (11'1" x 7'10")

Bathroom to Rear - 2.1m x 1.7m (6'10" x 5'6")

Bedroom Three to Rear - 2.2m x 2.1m (7'2" x 6'10")

Bedroom Four to Front - 4.7m x 2.7m (15'5" x 8'10" (to wardrobes)

En Suite Shower Room to Rear - 2.1m x 1.9m (6'10" x 6'2")



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.