



## Swanshurst Lane

Moseley, Birmingham

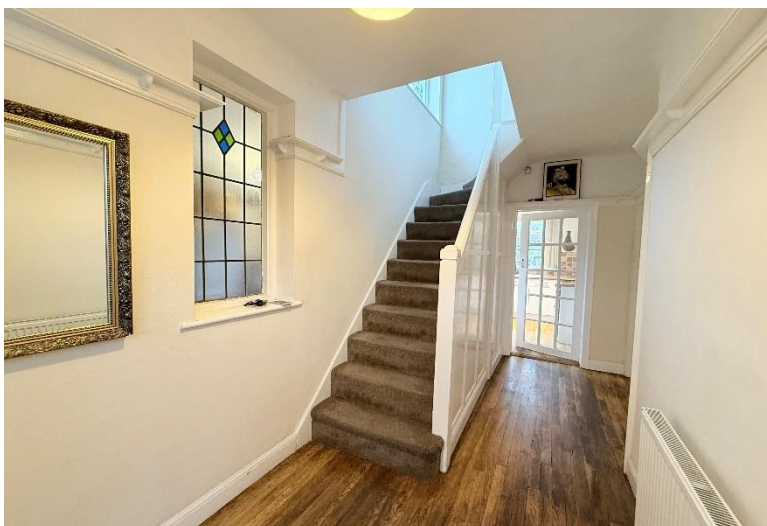
- A Very Well Presented Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen

**£330,000**

Current EPC Rating - 57 (D)  
Current Council Tax Band - C







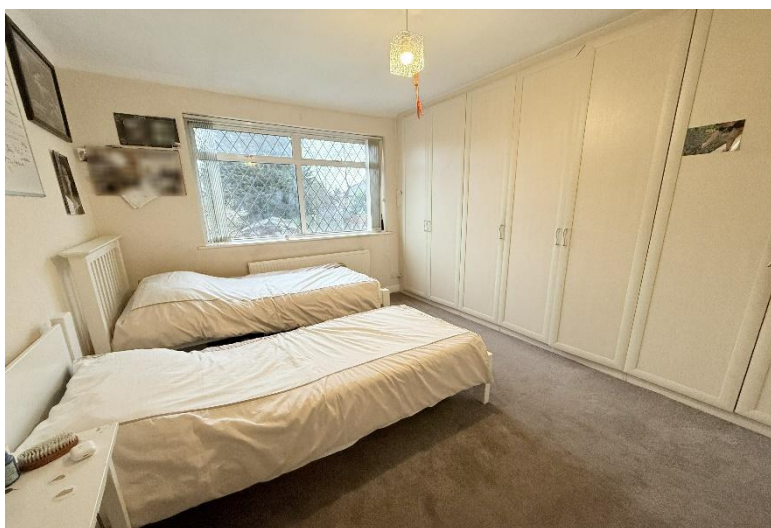
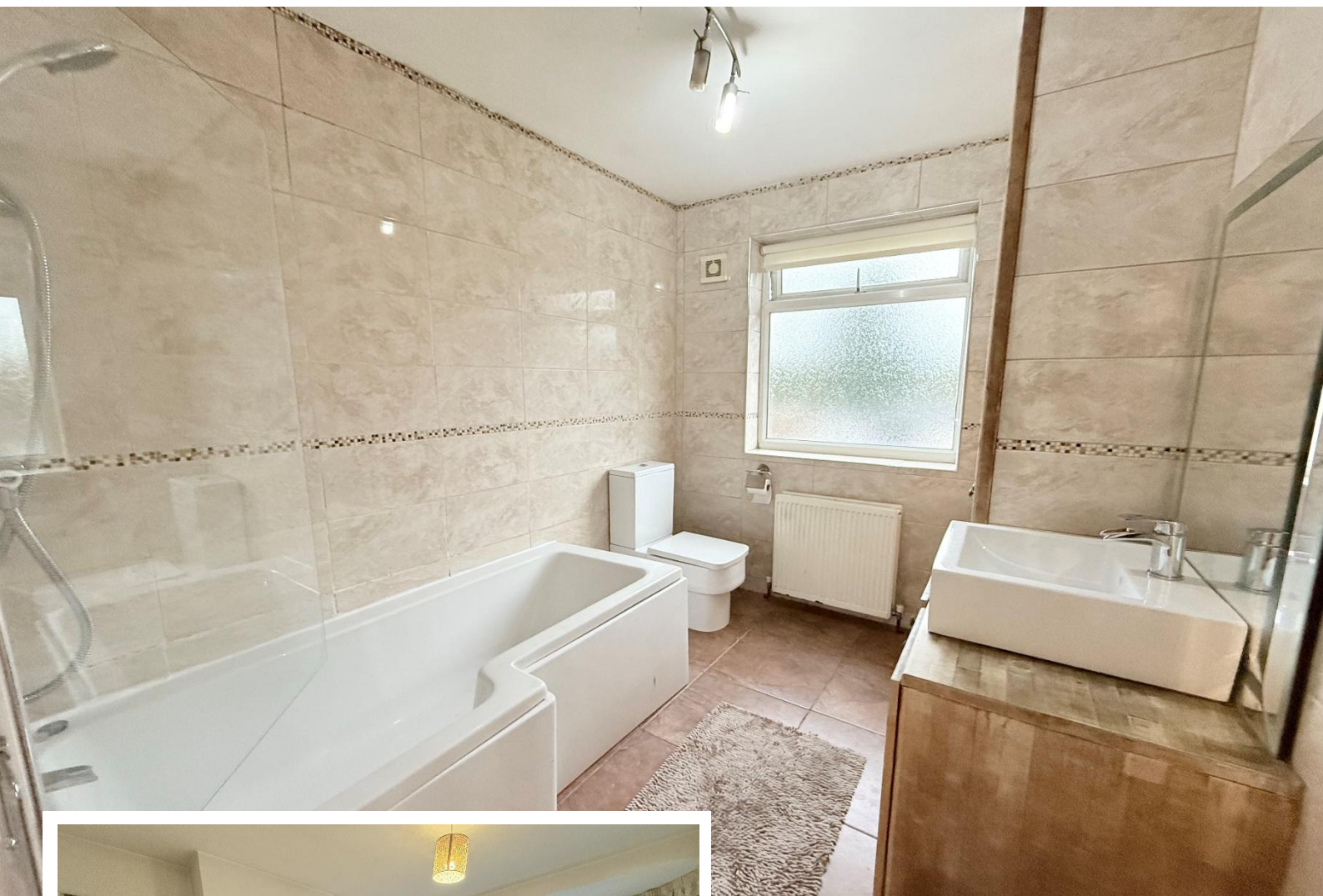
## Property Description

A very well presented semi detached property offering three bedrooms, two reception rooms, kitchen, family bathroom, rear garden, summer house, garage and off-road parking

### 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 Nigel Hodges. Current council tax band – C





## Rooms & Measurements

Entrance Hall

Dining Room to Front  
3.68m x 3.76m (12'1" x 12'4" (into bay)

Lounge to Rear  
3.38m x 4.78m (11'1" x 15'8" (into bay)

Kitchen to Rear  
1.93m x 2.59m (6'4" x 8'6")

Bedroom One to Front  
3.4m x 3.96m (11'2" (into wardrobe) x 13'0" (into bay)

Bedroom Two to Rear  
2.79m x 3.58m (9'2" (up to wardrobes) x 11'9")

Bedroom Three to Front  
1.98m x 2.16m (6'6" x 7'1")

Family Bathroom to Rear  
1.93m x 2.59m (6'4" x 8'6")

Garage 2.29m x 4.57m (7'6" x 15'0")

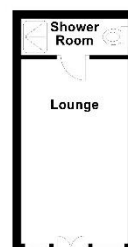
Summerhouse



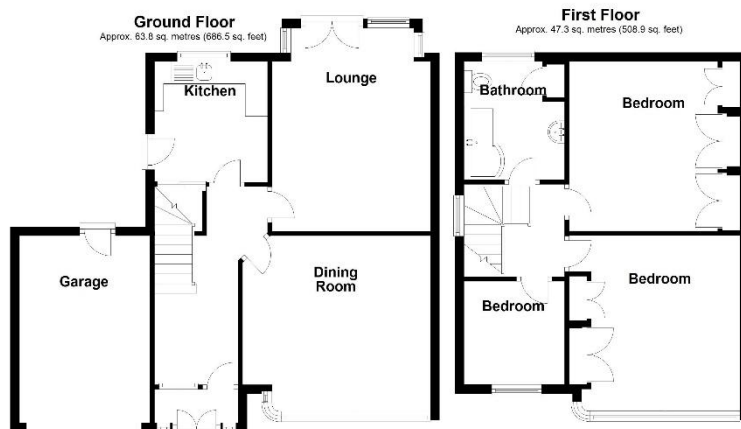


Total area: approx. 14.2 sq. metres (152.8 sq. feet)

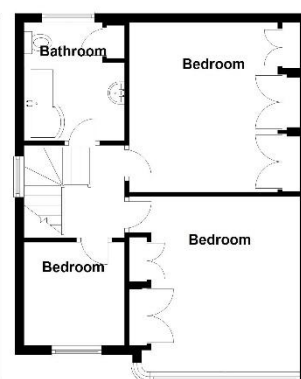
**Ground Floor**  
Approx. 14.2 sq. metres (152.8 sq. feet)



**Ground Floor**  
Approx. 63.8 sq. metres (686.5 sq. feet)



**First Floor**  
Approx. 47.3 sq. metres (508.9 sq. feet)



Total area: approx. 111.1 sq. metres (1195.4 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 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.