



**Tustin Grove**  
Acocks Green, Birmingham

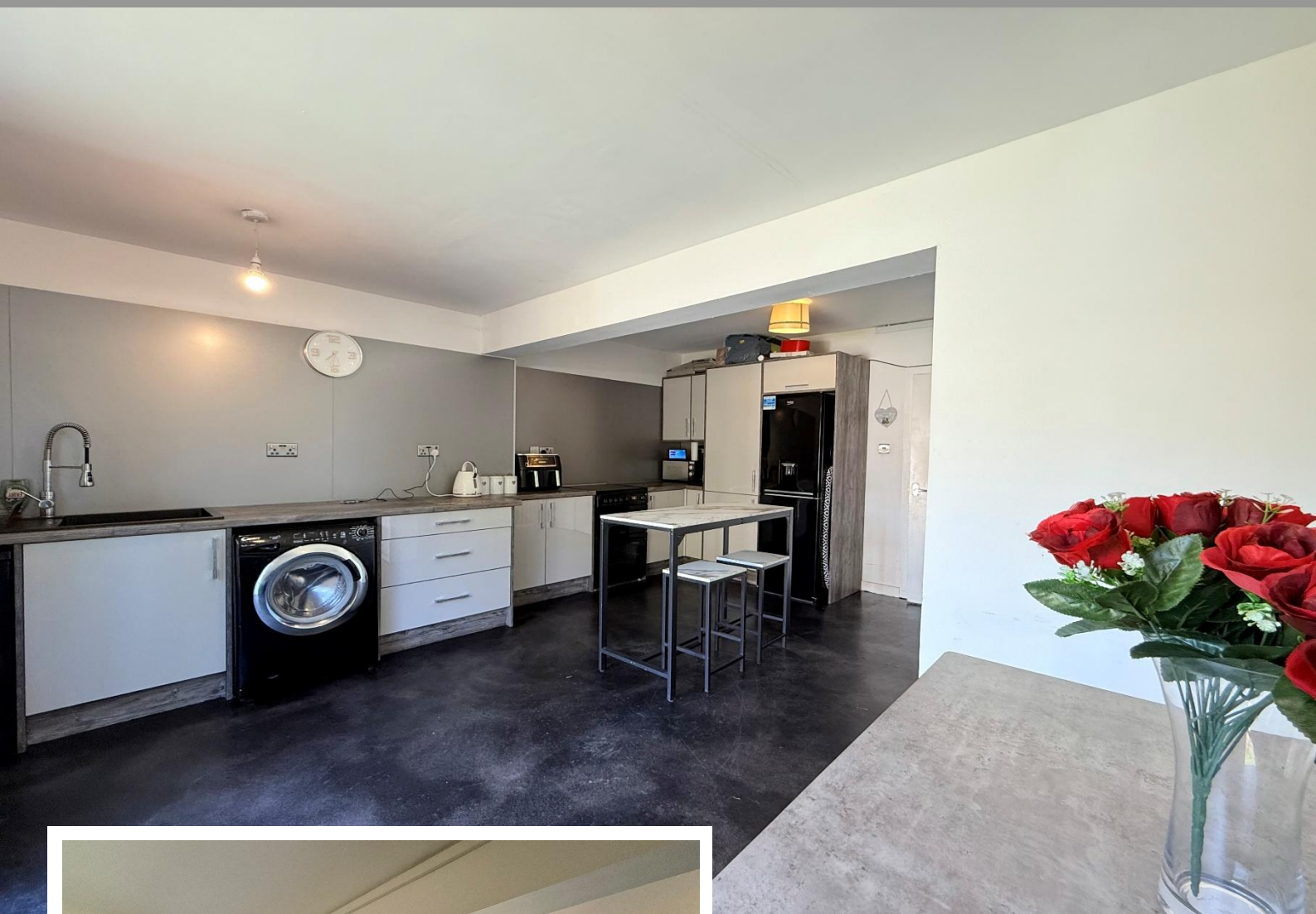
- An Extended Two Bedroom Mid-Terrace Family Home
- Extended Family Kitchen/Diner
- Family Bathroom & Rear Garden
- Useable Loft Space

**OIRO £210,000**

Current EPC Rating - D  
Current Council Tax Band - A







### Property Description

A mid-terrace family home situated in a cul-de-sac location with accommodation comprising an extended kitchen/diner with bi-fold doors, lounge, two bedrooms, useable loft space, family bathroom and rear garden





## Rooms & Measurements

Lounge to Front 4.75m max x 4.06m max (15'7" max x 13'4" max)

Kitchen/Diner to Rear 5.33m max x 4.27m max (17'6" max x 14'0" max)

Bedroom One to Rear 3.28m x 2.59m (10'9" x 8'6")

Bedroom Two to Front 2.36m x 2.18m (7'9" x 7'2")

Family Bathroom to Front 2.62m x 2.21m (8'7" x 7'3")

Useable Loft Space 4.72m x 2.57m (15'6" x 8'5")

### 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.

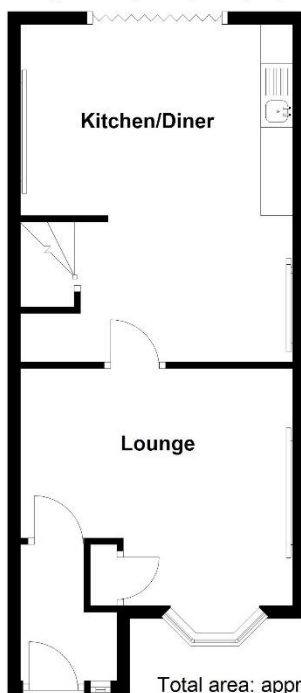
EPC supplied by Nigel Hodges.  
Current council tax band – A





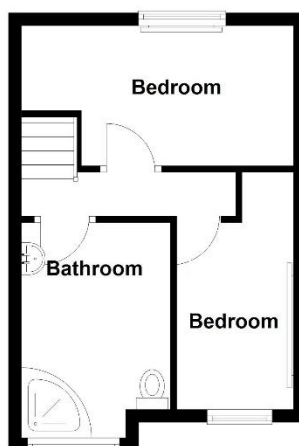
#### Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



#### First Floor

Approx. 26.3 sq. metres (283.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.7 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.