



smarthomes

Tibland Road
Acocks Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen, Lounge, Dining Room & Modern Shower Room
- Low Maintenance Rear Garden & Driveway Parking
- Situated on a Wide Corner Plot

OIRO £240,000

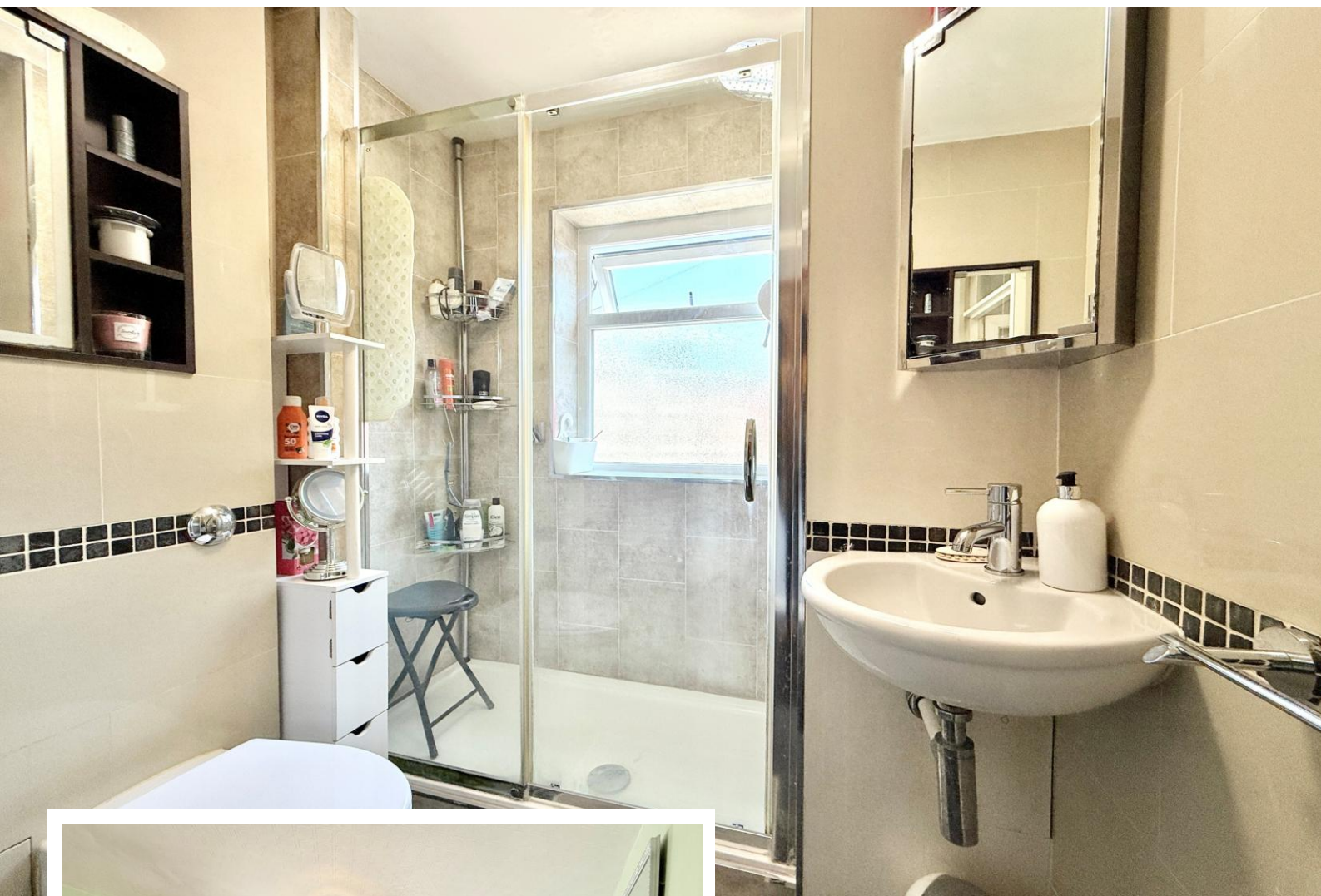
Current EPC Rating - A
Current Council Tax Band - D





Property Description

A well presented and extended end-terrace property situated on a corner plot offering potential for further extension STPP. The property benefits from no upward chain and offers accommodation comprising a spacious lounge, dining room, fitted kitchen, modern ground floor shower room, three good size bedrooms, low maintenance rear garden and ample driveway parking



Rooms & Measurements

Lounge to Front 4.75m x 3.48m (15'7" x 11'5")

Dining Room 3.89m x 2.36m (12'9" x 7'9")

Fitted Kitchen to Rear 2.77m x 2.57m (9'1" x 8'5")

Modern Ground Floor Shower Room 1.68m x 1.52m (5'6" x 5'0")

Bedroom One to Rear 3.96m x 2.62m (13'0" x 8'7")

Bedroom Two to Front 3.28m x 2.34m (10'9" x 7'8")

Dual Aspect Bedroom Three 2.46m x 2.26m (8'1" x 7'5")

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

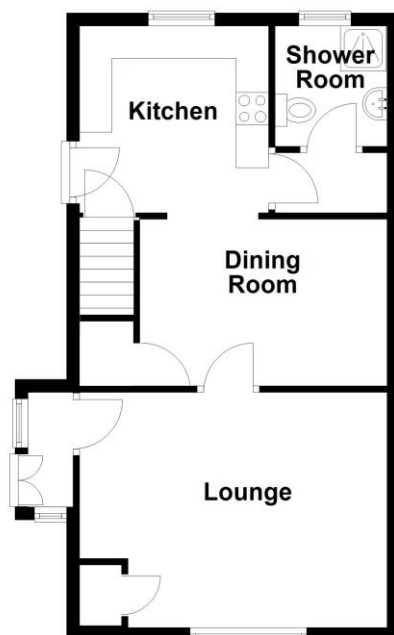


Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)

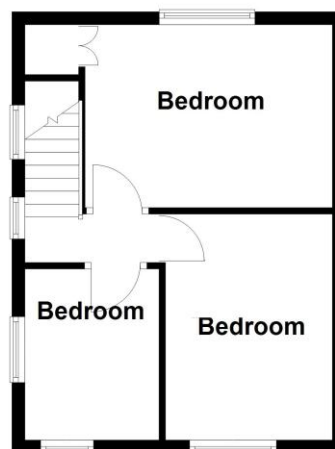
Total area: approx. 75.9 sq. metres

(817.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



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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.