



smarthomes

Camford Grove

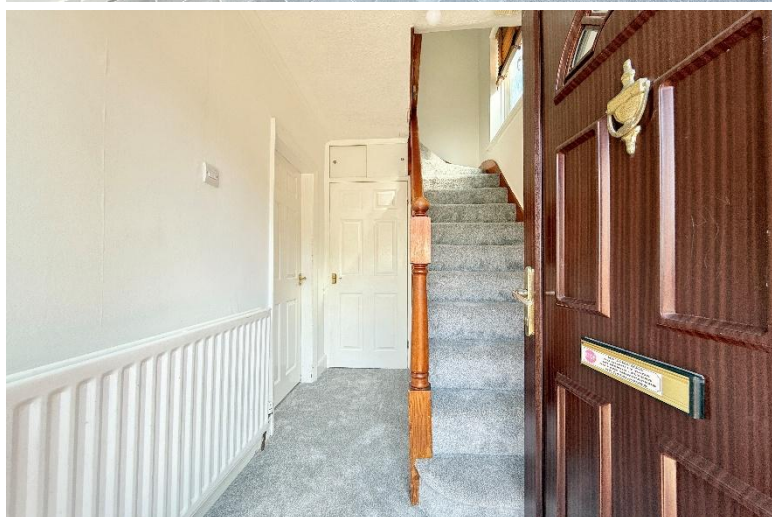
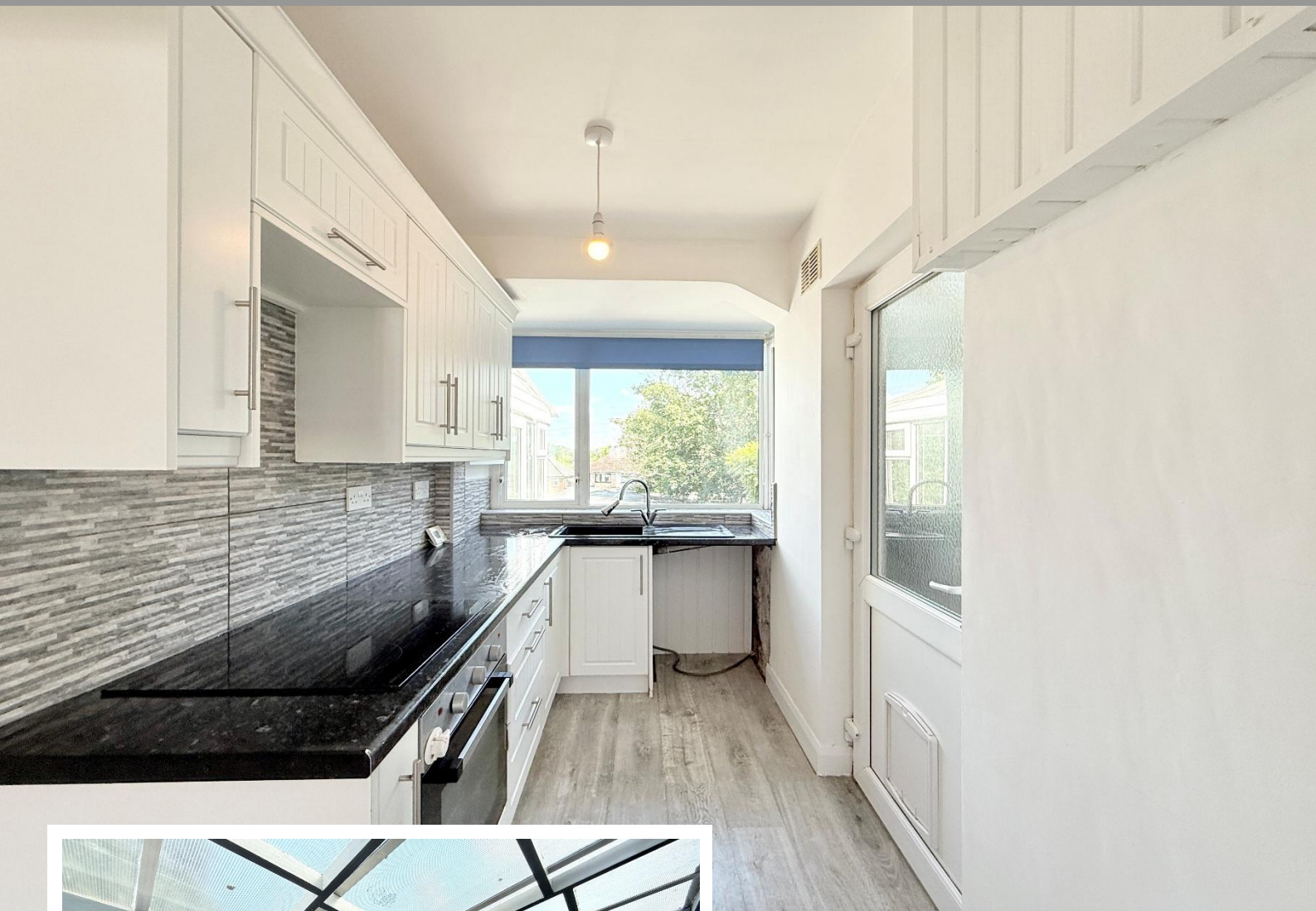
Kings Heath, Birmingham

- A Very Well Presented Semi Detached Property
- Three Bedrooms
- Through Lounge/Diner
- Conservatory

Offers Over £230,000

Current EPC Rating TBC
Current Council Tax Band B





Property Description

A very well presented three bedroom semi detached property briefly affording through lounge/diner, conservatory, kitchen, family bathroom, rear garden, garage/workshop to rear with vehicular access, and off-road parking to the front

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 – B



Rooms & Measurements

Entrance Hall

Through Lounge/Diner to Front - 7.92m x 2.95m (26'0" x 9'8")

Conservatory to Rear - 3.05m x 2.21m (10'0" x 7'3")

Kitchen to Rear - 3.71m x 1.63m (12'2" x 5'4")

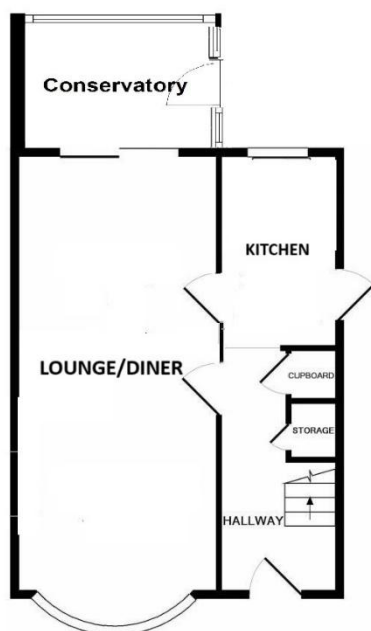
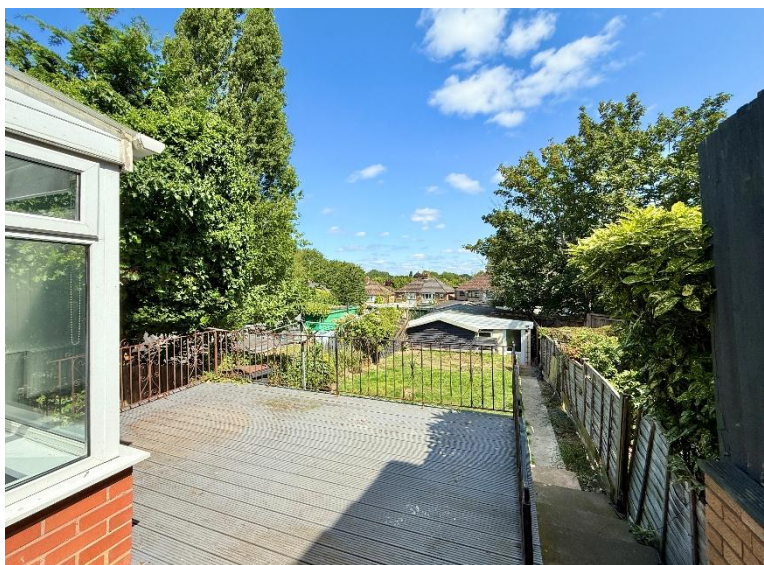
Covered Side Passage

Bedroom One to Rear - 3.05m x 4.04m (10'0" x 13'3" (into bay)

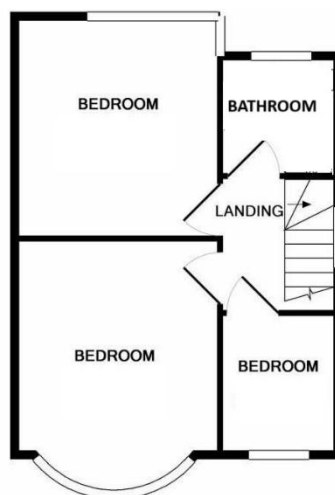
Bedroom Two to Front - 3.86m x 3.05m (12'8" (into bay) x 10'0")

Bedroom Three to Front - 1.93m x 1.63m (6'4" x 5'4")

Family Bathroom to Rear - 1.96m x 1.6m (6'5" x 5'3")



GROUND FLOOR



1ST FLOOR

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.