



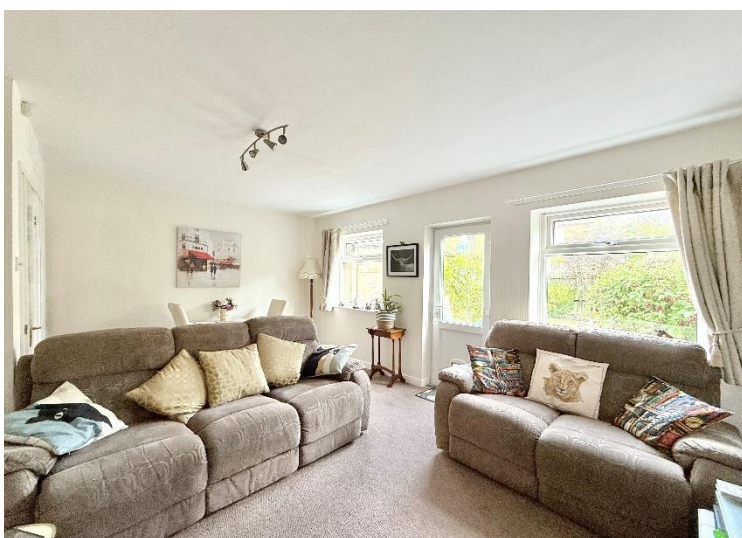
Orchard Way

Acocks Green, Birmingham

- A Well Presented End Terrace Property
- Three Bedrooms
- Good Size Kitchen
- No Upward Chain

Offers Over £210,000

Current EPC Rating 55 (D)
Current Council Tax Band B





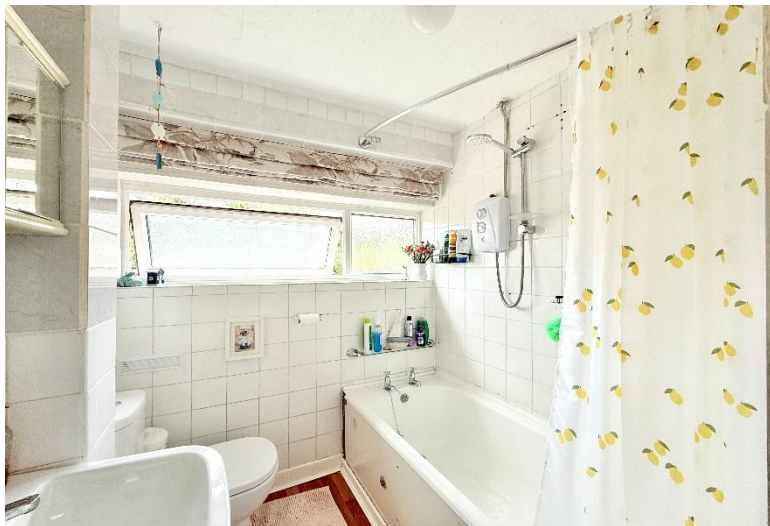
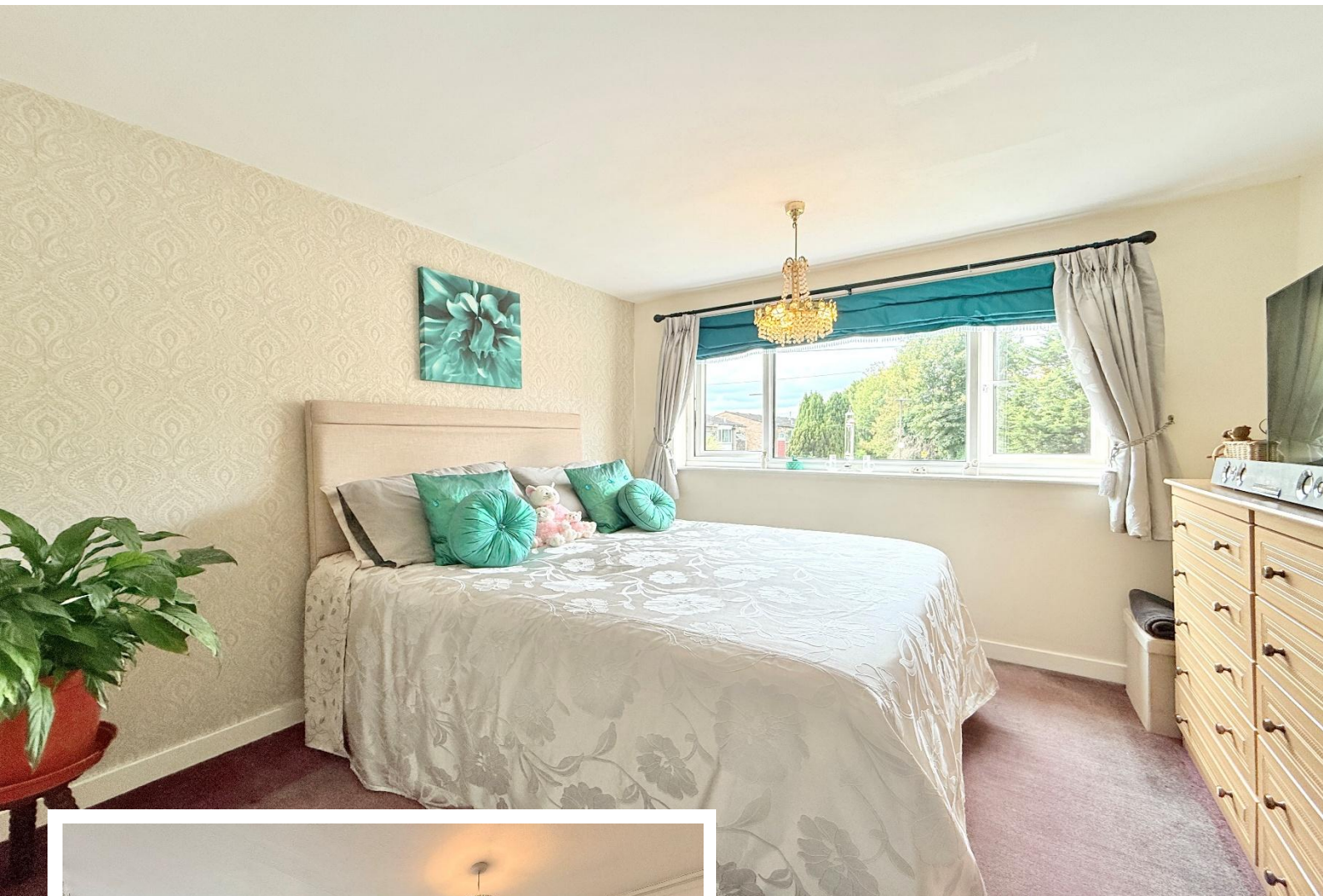
Property Description

A well presented end terrace property ideal for first time buyers benefitting from three bedrooms, good size kitchen, lounge diner, family bathroom, off road parking, garage, pleasant rear garden and no upward chain

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

Kitchen to Front - 3.23m x 3.12m (10'7" x 10'3")

Lounge Diner to Rear - 4.19m max x 5.05m max (13'9" x 16'7")

Bedroom One to Rear - 4.19m x 3.12m (13'9" x 10'3")

Bedroom Two to Front - 3.28m x 3.18m (10'9" x 10'5")

Bedroom Three to Rear - 3.48m x 1.83m (11'5" x 6'0")

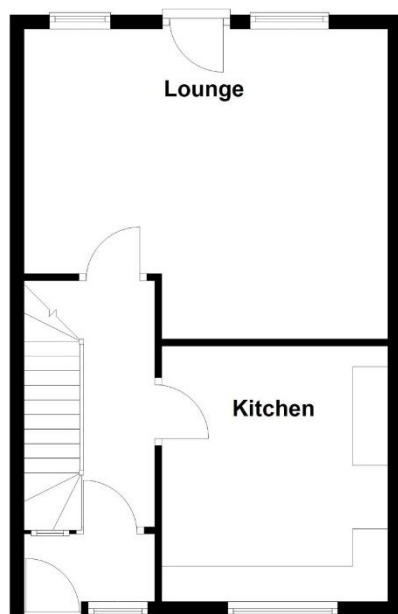
Family Bathroom to Front - 2.24m max x 1.73m (7'4" x 5'8")

Garage



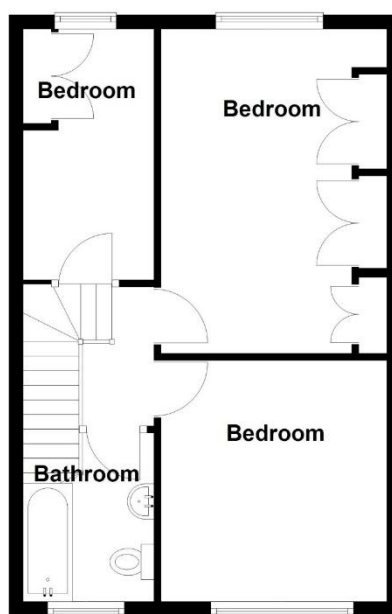
Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 84.0 sq. metres (903.8 sq. feet)

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.