



Elmdon Road
Acocks Green, Birmingham

- A Well Presented Four Bedroom Family Home
- Extended & Re-Fitted Family Kitchen/Diner
- Mature Landscaped South Facing Rear Garden
- Family Bathroom & Driveway Parking

OIRO £345,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A very well presented and extended semi-detached family home situated in a most convenient tree-lined location. An internal inspection is highly recommended to appreciate the comprehensive double glazed and centrally heated accommodation comprising of a welcoming entrance hall, bay-fronted separate lounge, extended open plan family kitchen/dining room, guest downstairs W.C, four bedrooms and family bathroom with bath & separate shower cubicle. Large South facing rear garden with good-sized produce area and driveway parking to front with ample scope to provide additional off-road parking, if required



Rooms & Measurements

Lounge to Front 4.47m x 3.28m (14'8" x 10'9")

Dining Area 4.09m x 3.38m (13'5" x 11'1")

L Shaped Re-Fitted Kitchen 6.2m max x 5m max (20'4" max x 16'5" max)

Bedroom One to Front 4.62m max x 3.28m (15'2" max x 10'9")

Bedroom Two to Rear 3.81m x 2.62m (12'6" x 8'7")

Bedroom Four to Front 2.62m x 1.75m (8'7" x 5'9")

Family Bathroom to Rear 2.87m x 1.75m (9'5" x 5'9")

Bedroom Three to Rear 4.09m x 3.12m (13'5" x 10'3")

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 vendor. Current council tax band – C



Ground Floor



First Floor



Second Floor

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 and 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.