



## Fox Green Crescent

Acocks Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen & Ground Floor Bathroom
- Driveway Parking & Rear Garden
- No Upward Chain

**£235,000**

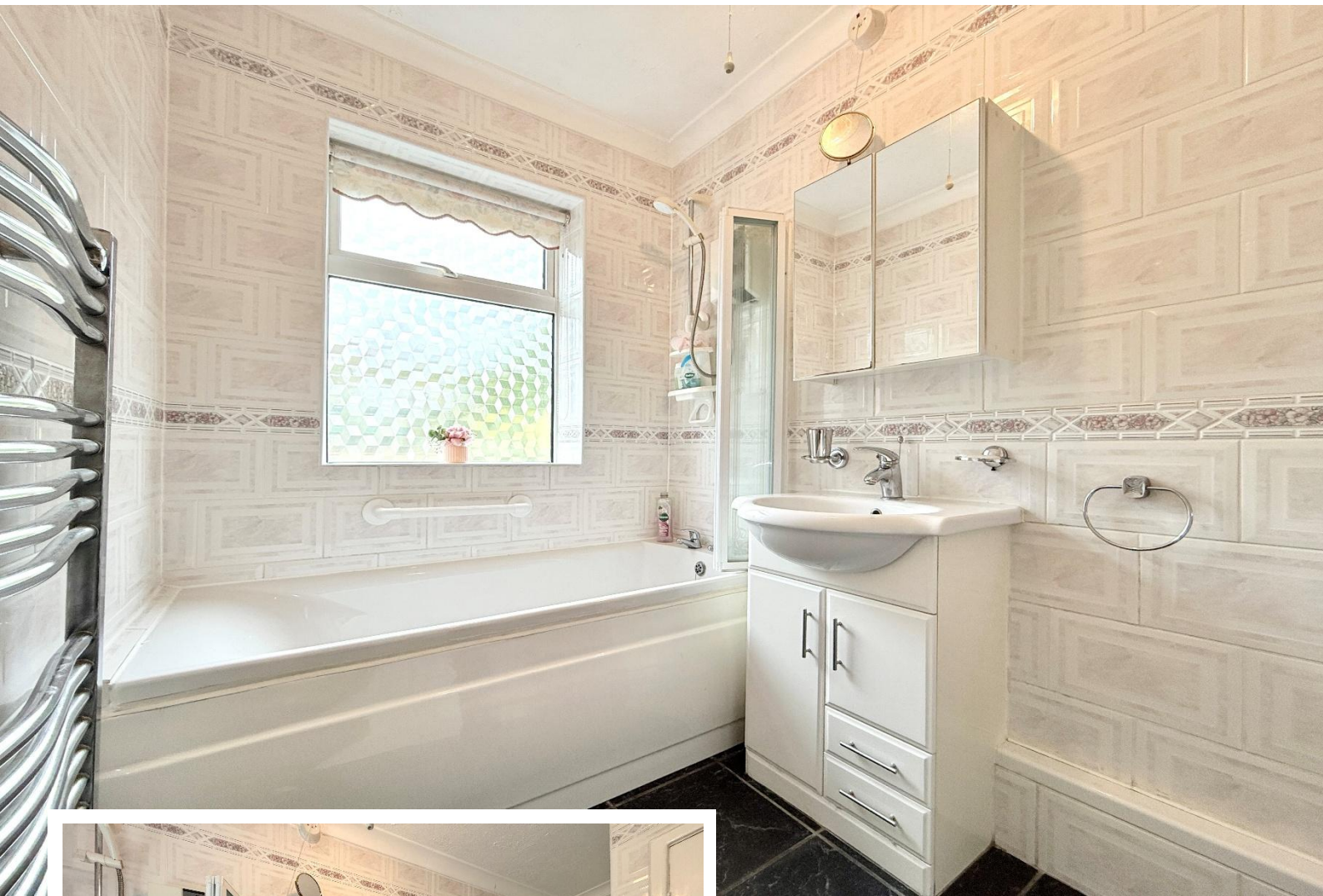
Current EPC Rating – 62 (D)  
Current Council Tax Band – B





## Property Description

An extended semi-detached family home offered for sale with no upward chain and having potential for modernisation and extension (STPP), three bedrooms, lounge, extended sitting room, open plan kitchen diner, ground floor bathroom, rear garden, garage and driveway parking



## Rooms & Measurements

Lounge to Front 5.21m x 4.01m (17'1" (into bay) x 13'2")

Open Plan Kitchen Diner 4.9m x 2.87m (16'1" x 9'5")

Ground Floor Family Bathroom to Rear 2.06m x 1.6m (6'9" (min)/ 9' 7" (max) x 5'3" (max)

Extended Sitting Room to Rear 2.92m x 3.05m (9'7" x 10'0")

Bedroom One to Front 4.01m x 3.25m (13'2" x 10'8")

Walk-In Area 1.37m x 1.14m (4'6" x 3'9")

Bedroom Two to Rear 3.99m x 2.54m (13'1" x 8'4")

Bedroom Three to Rear 2.26m x 2.95m (7'5" x 9'8")

Garage 4.8m x 2.26m (15'9" x 7'5")

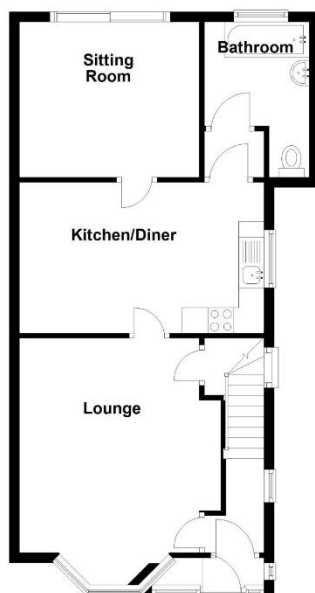
### Tenure

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.

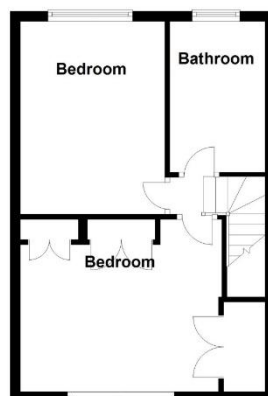
EPC supplied by Nigel Hodges. Current council tax band – B



**Ground Floor**  
Approx. 55.1 sq. metres (593.5 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 90.5 sq. metres (974.5 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.