



## Heathfield Road

Kings Heath, Birmingham

- A Spacious Three Bedroom Mid-Terrace Property
- Fitted Kitchen
- Requiring Modernisation Throughout
- Two Reception Rooms

**Offers Over £300,000**

Current EPC Rating - 74 (C)  
Current Council Tax Band - D







## Property Description

A spacious mid-terrace property requiring modernisation throughout. Offering accommodation comprising two reception rooms, fitted kitchen, storage room, three bedrooms, shower room and extensive rear garden

## 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 – C





## Rooms & Measurements

Lounge to Front - 4.39m x 3.48m (14'5" x 11'5")

Dining Room to Rear - 3.89m x 3.56m (12'9" x 11'8")

Fitted Kitchen to Side - 4.88m x 2.67m (16'0" x 8'9")

Storage Room - 2.74m x 2.59m (9'0" x 8'6")

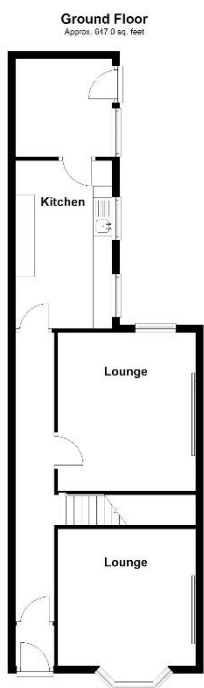
Bedroom One to Front - 5.21m x 3.56m (17'1" x 11'8")

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

Bedroom Three to Rear - 2.67m x 2.03m (8'9" x 6'8")

Shower Room to Side - 2.62m x 1.7m (8'7" x 5'7")





Total area: approx. 1297.2 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.