



## Swanshurst Lane Moseley, Birmingham

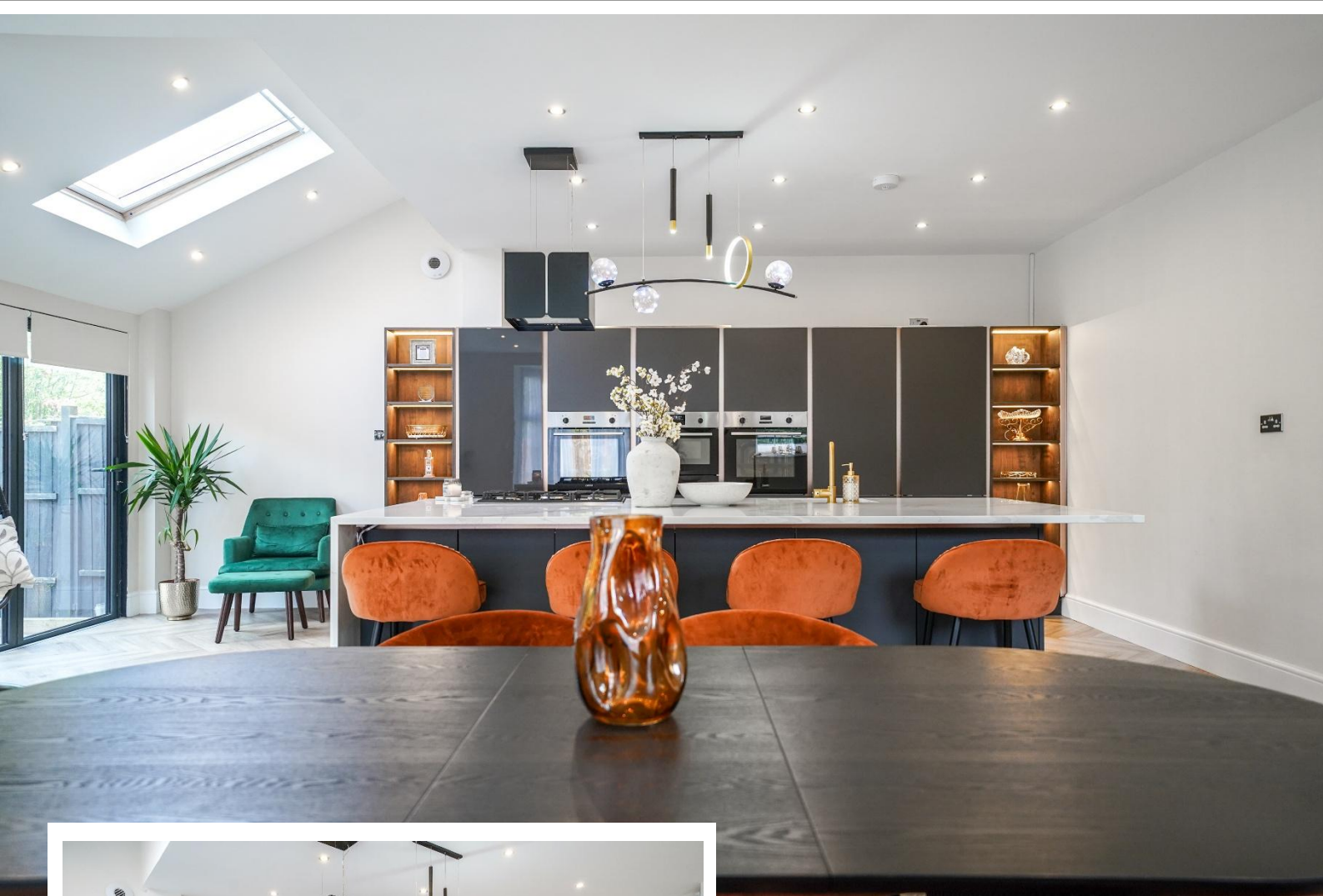
- A Substantially Refurbished Six Bedroom Semi-Detached Property
- Extended Spacious Open Plan Family Lounge /Kitchen Diner
- First Floor En-Suite Wet Room & Luxury Re-Fitted Bathroom
- Second Floor Luxury Re-Fitted Shower Room

**£750,000**

Current EPC Rating TBC  
Current Council Tax Band D







## Property Description

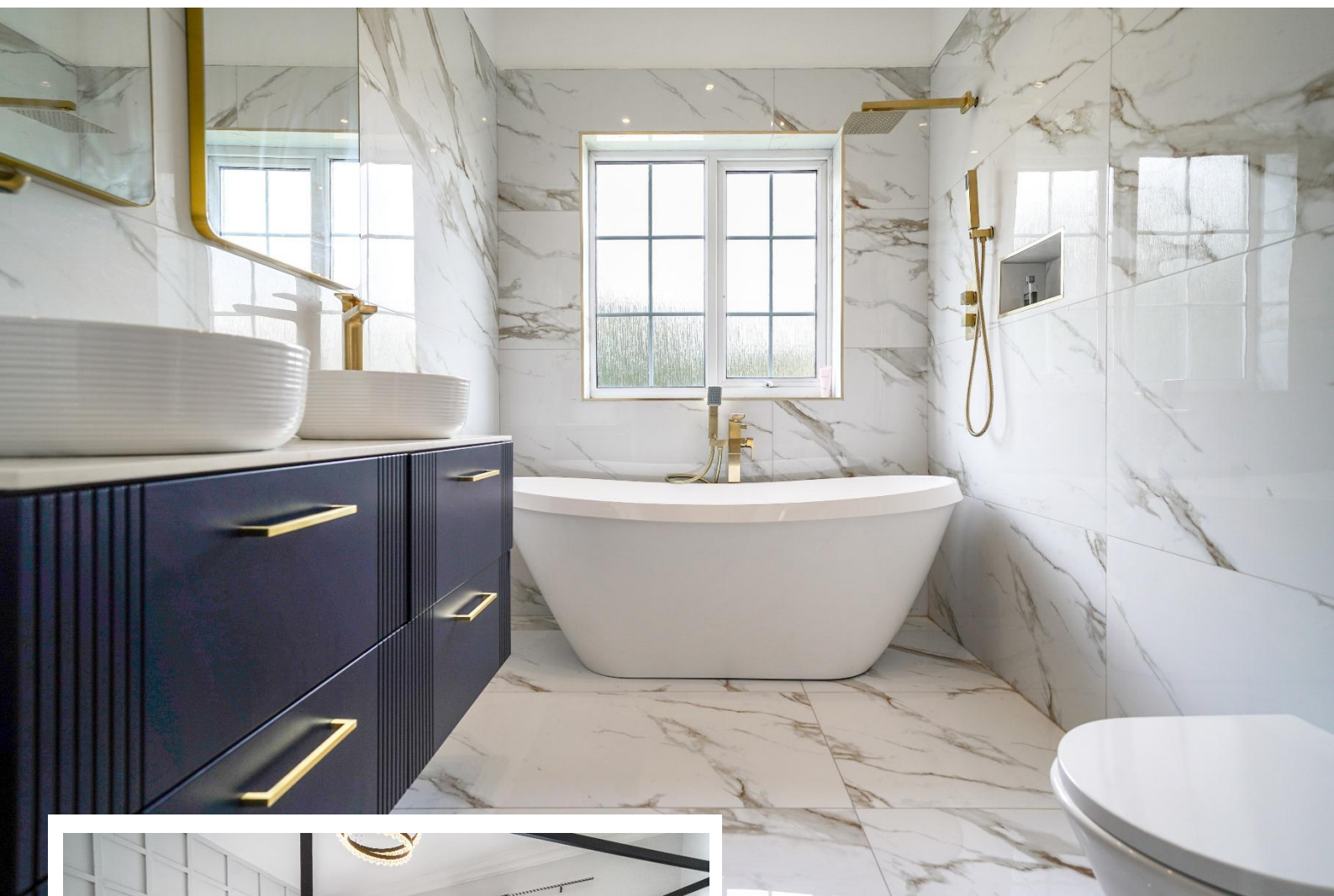
A substantially refurbished six bedroom semi-detached property situated on a generous corner plot, offering lounge, extended spacious open plan family lounge /kitchen diner, guest WC, master en-suite, re-fitted bathroom, re-fitted shower room, rear garden and off-road parking

### 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 – D





## Rooms & Measurements

Downstairs WC

Spacious & Welcoming Entrance Hall

Spacious Lounge to Front - 3.58m x 4.27m (11'9" x 14'0")

Extended Spacious Open Plan Family Lounge /Kitchen Diner - 11.71m x 7.47m (38'5" x 24'6")

Master Bedroom to Front - 4.9m x 3.68m (16'1" x 12'1")

En Suite Wet Room - 2.87m x 0.81m (9'5" x 2'8")

Bedroom Two to Rear - 4.04m x 3.73m (13'3" x 12'3")

Bedroom Three to Rear - 3.76m x 3.58m (12'4" x 11'9")

Bedroom Four to Front - 3.66m x 2.74m (12'0" x 9'0")

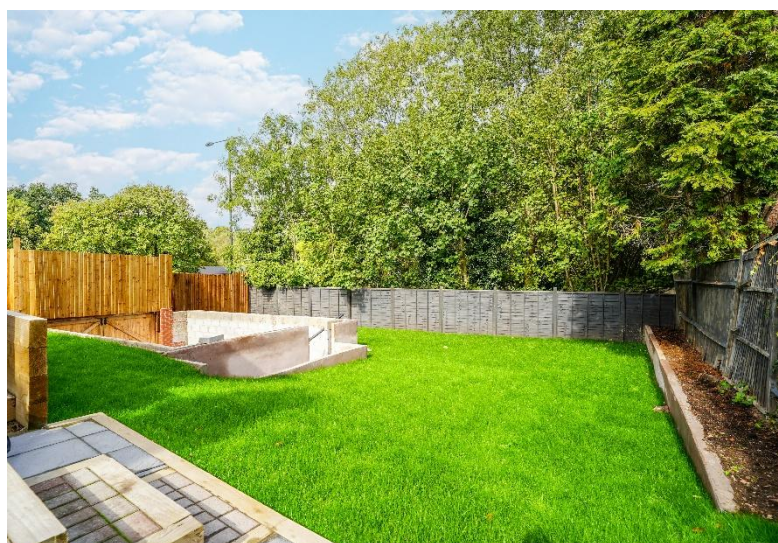
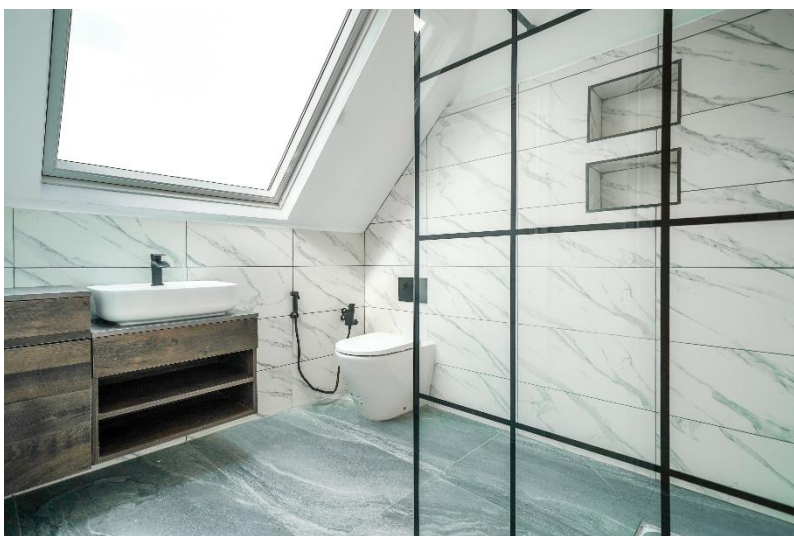
Luxury Re-Fitted Family Bathroom - 1.85m x 2.51m (6'1" x 8'3")

Bedroom Five to Rear - 2.82m x 3.91m (9'3" x 12'10")

Bedroom Six to Side - 3.66m x 2.44m (12'0" x 8'0")

Luxury Re-Fitted Three Piece Shower Room - 2.44m x 1.93m (8'0" x 6'4")





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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.