



Nailstone Crescent

Acocks Green, Birmingham

- A Beautifully Presented Five Bedroom Family Home
- Re-Fitted Kitchen, Bathroom & Shower Room
- Low Maintenance South/Westerly Facing Rear Garden
- Spacious Lounge & Open Plan Family Room

£435,000

Current EPC Rating - C
Current Council Tax Band - B

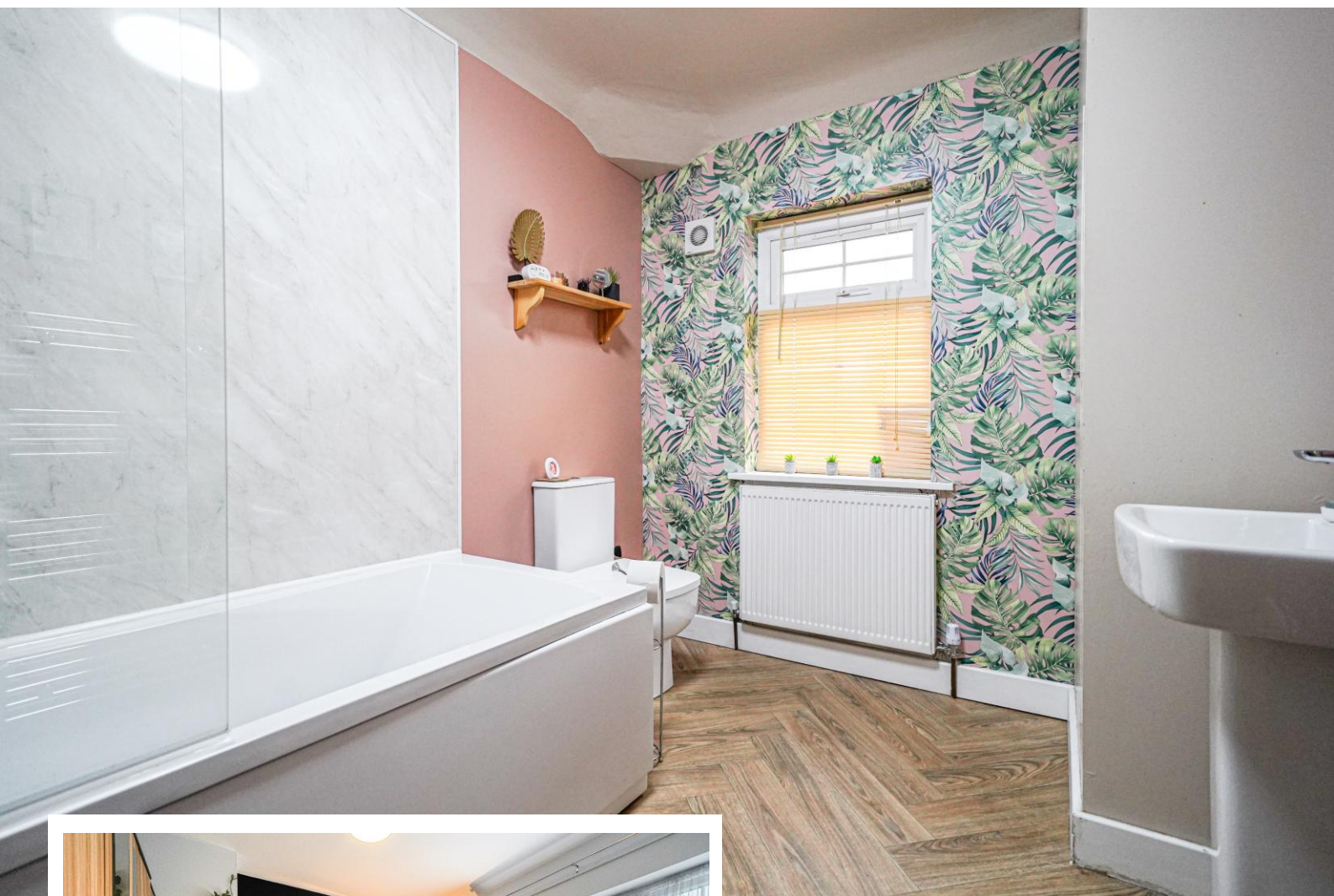




Property Description

A substantially extended and completely refurbished semi-detached family home offering accommodation comprising a superb extended family kitchen/diner, lounge, utility area, ground floor shower room, five double bedrooms over two floors, re-fitted family bathroom, low maintenance

South/Westerly facing rear garden and off road parking



Rooms & Measurements

Lounge to Front 4.2m x 3.8m (13'9" x 12'5")

Superb Extended Family Kitchen/Diner 9.3m max x 7m max
(30'6" max x 22'11" max)

Utility Area 1.7m x 0.9m (5'6" x 2'11")

Family Shower Room to Rear 2.7m x 1.6m (8'10" x 5'2")

Bedroom One to Front 3.6m x 2.7m (11'9" x 8'10")

Bedroom Two to Front 3.3m x 3.2m (10'9" x 10'5")

Bedroom Three to Rear 3.9m x 2.9m (12'9" x 9'6")

Bedroom Four to Side 3.5m x 2.6m (11'5" x 8'6")

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



Total area: approx. 156.5 sq. metres (1684.1 sq. feet)

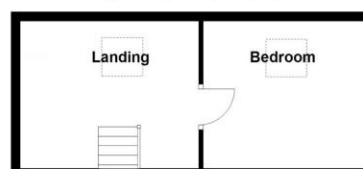
Ground Floor

Approx. 72.6 sq. metres (782.0 sq. feet)



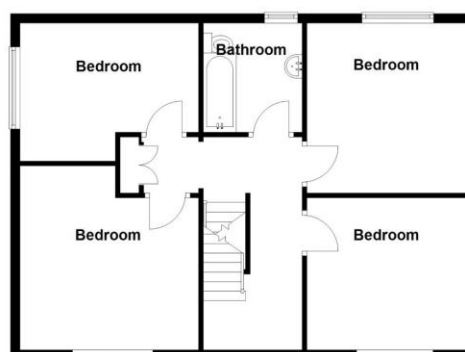
Second Floor

Approx. 21.2 sq. metres (227.7 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



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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.