



smarthomes

## Baldwins Lane

Shirley, Solihull

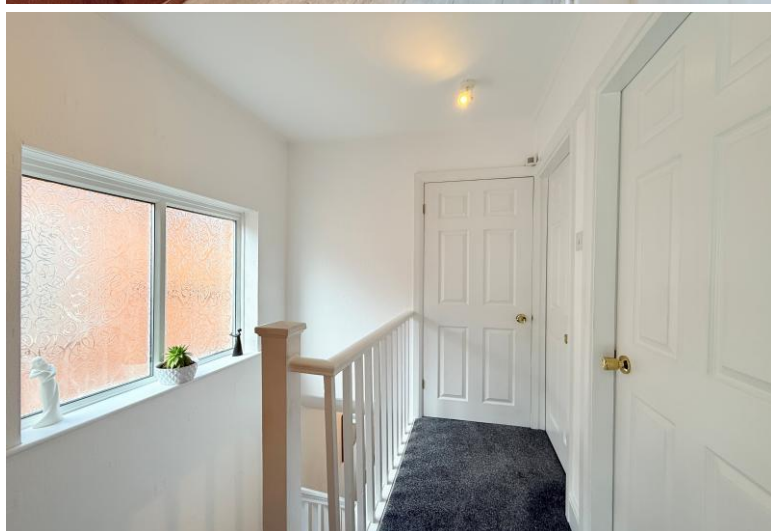
- A Well Presented Three Bedroom Family Home
- Fitted Kitchen & Family Bathroom
- Large Southerly Facing Rear Garden
- Driveway Parking

**£280,000**

Current EPC Rating - TBC  
Current Council Tax Band - C







## Property Description

A semi-detached family home situated in a most popular location offering accommodation comprising a spacious through lounge/diner, fitted kitchen, three bedrooms, four piece family bathroom, large Southerly facing rear garden and driveway parking





## Rooms & Measurements

Spacious Through Lounge/Diner 8.66m x 3.07m (28'5" x 10'1")

Fitted Kitchen to Rear 2.84m x 2.26m (9'4" x 7'5")

Bedroom One to Rear 3.76m x 3.25m (12'4" x 10'8")

Bedroom Two to Front 4.06m x 2.82m (13'4" x 9'3")

Bedroom Three to Front 2.36m x 1.96m (7'9" x 6'5")

Four Piece Family Bathroom to Rear 2.34m x 1.96m (7'8" x 6'5")

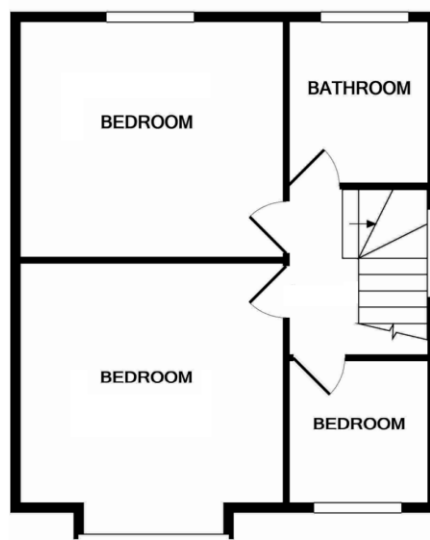
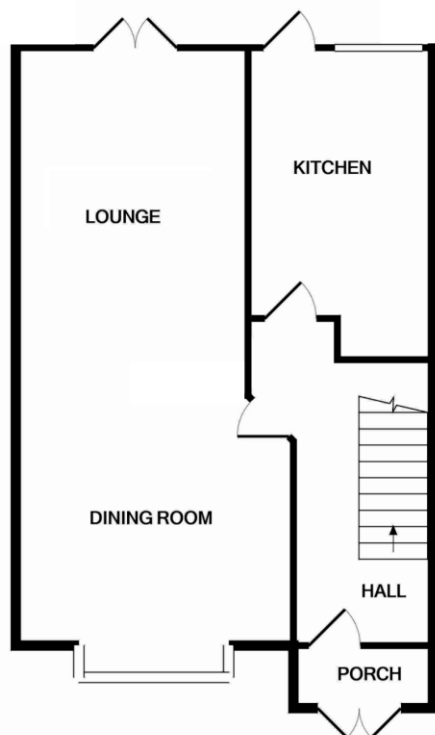
### Tenure

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 – D





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.