



smarthomes

Selby Grove

Billesley, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Family Shower Room
- Large Rear Garden
- Spacious Reception Room

Offers Over £240,000

Current EPC Rating - C
Current Council Tax Band - A





Property Description

A well presented end-terrace family home offering accommodation comprising a spacious lounge, fitted kitchen, three good size bedrooms, family shower room, rear garden and driveway parking



Rooms & Measurements

Spacious Lounge to Front 4.95m x 3.91m max (16'3" x 12'10" max)

Fitted Kitchen to Rear 5.16m x 2.84m (16'11" x 9'4")

Bedroom One to Front 3.3m x 3.23m (10'10" x 10'7")

Bedroom Two to Rear 3.89m x 2.82m (12'9" x 9'3")

Bedroom Three to Rear 2.84m x 2.24m (9'4" x 7'4")

Family Shower Room to Side 2.13m x 1.88m (7'0" x 6'2")

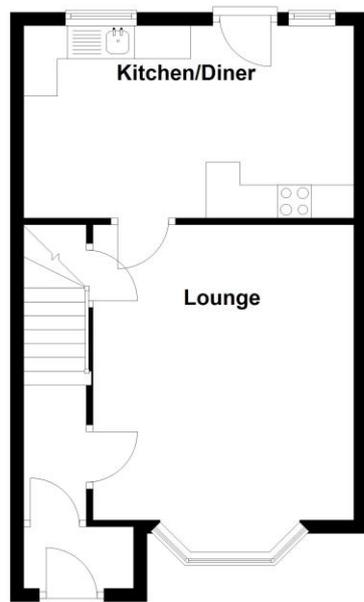
Tenure

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 – A



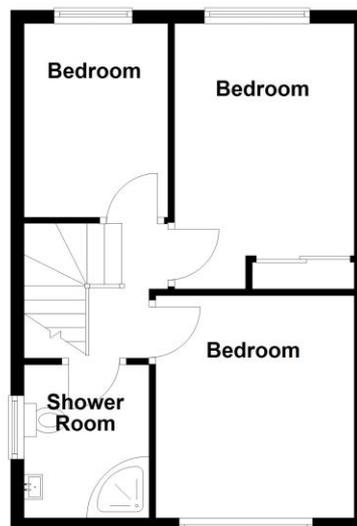
Ground Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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.