



smarthomes

Picton Grove

Billesley, Birmingham

- A Well Presented & Extended Mid Terraced Property
- Three First Floor Bedrooms & Separate WC
- Two Reception Rooms
- Extended Kitchen

£250,000

Current EPC Rating - D
Current Council Tax Band - B





Property Description

A well presented and extended three bedroom mid-terrace property situated in a quiet cul-de-sac location with accommodation briefly affording lounge, second reception room with access to downstairs bathroom, extended kitchen, three first floor bedrooms and separate WC, good size private southerly facing rear garden, off-road parking, UPVC double glazing and gas central heating

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



Rooms & Measurements

Entrance Hall

Lounge to Front - 4.9m (into bay) x 3.6m (16'0" x 11'9")

Reception Room Two - 2.9m x 2.8m (9'6" x 9'2")

Downstairs Bathroom to Rear - 2.8m x 1.5m (9'2" x 4'11")

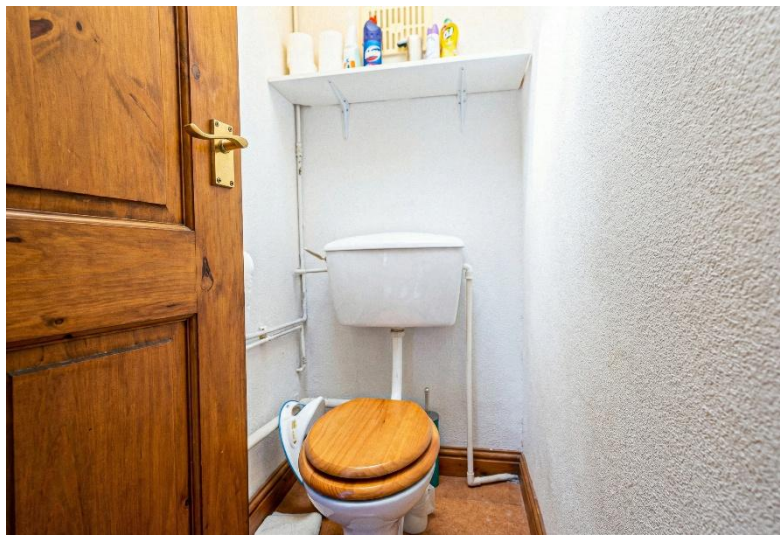
Extended Kitchen to Rear - 2.9m x 2.6m (9'6" x 8'6")

Bedroom One to Front - 4.5m x 3.2m (14'9" x 10'5")

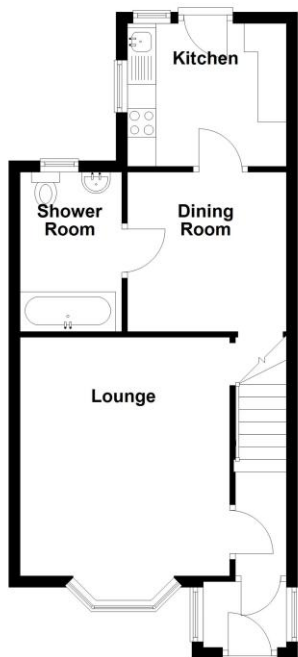
Bedroom Two to Rear - 2.9m x 2.4m (to wardrobes) (9'6" x 7'10")

Bedroom Three to Rear - 2.9m x 2.2m (9'6" x 7'2")

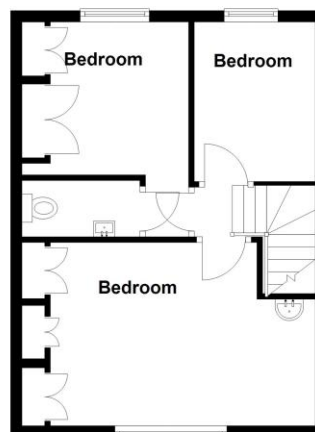
Separate WC



Ground Floor
Approx. 42.7 sq. metres (459.2 sq. feet)



First Floor
Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 79.4 sq. metres (854.1 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.