



smarthomes

## Abbotsford Road

Sparkbrook, Birmingham

- A Three Bedroom End-Terrace Family Home
- Re-Fitted Kitchen & Ground Floor Family Bathroom
- Low Maintenance Rear Garden
- Two Reception Rooms

**Offers Over £220,000**

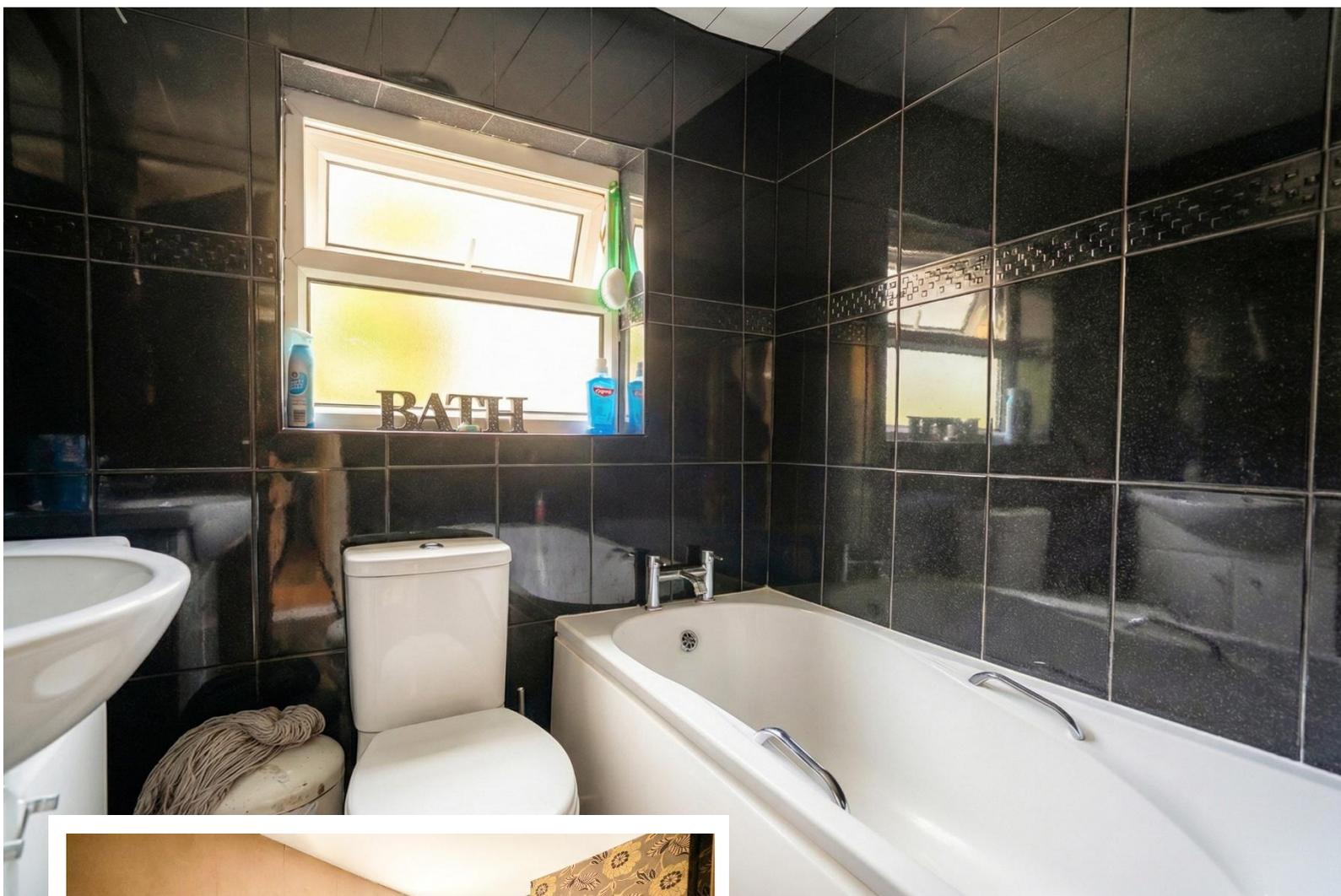
Current EPC Rating - TBC  
Current Council Tax Band - A





## Property Description

A well presented end-terrace family home offering accommodation comprising two reception rooms, re-fitted kitchen, ground floor family bathroom, three bedrooms, versatile useable loft room and an extensive low maintenance rear garden



## Rooms & Measurements

Reception Room One to Front 3.4m x 3.3m (11'1" x 10'9")

Reception Room Two to Rear 3.5m x 3.4m (11'5" x 11'1")

Re-Fitted Kitchen to Side 2.6m x 1.7m (8'6" x 5'6")

Ground Floor Family Bathroom to Side 1.7m x 1.5m (5'6" x 4'11")

Bedroom One to Front 3.7m x 3.2m (12'1" x 10'5")

Bedroom Two to Rear 3m x 2.7m (9'10" x 8'10")

Bedroom Three to Rear 2.4m x 1.7m (7'10" x 5'6")

Versatile Useable Loft Space 4m max x 3.9m max (13'1" max x 12'9" max)

### 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



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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