



- A Bedroom Semi Detached Property
- Two Reception Rooms
- Extended Kitchen
- No Upward Chain

**Anson Grove**

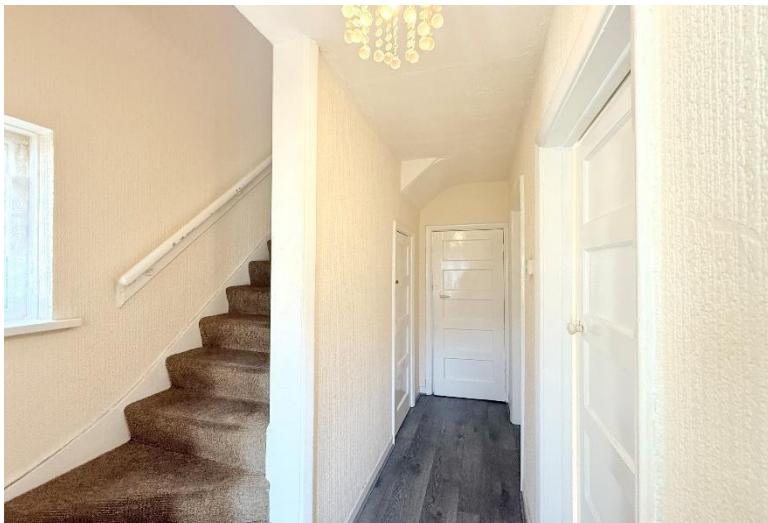
Acocks Green, Birmingham

**Offers Over £225,000**

Current EPC Rating - C

Current Council Tax Band - B





## Property Description

A three bedroom semi detached property offered with no upward chain and benefiting from two reception rooms, extended kitchen, ground floor bathroom and good size rear garden

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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

Reception Room to Front - 4.01m x 3.23m (13'2" (max into bay) x 10'7" (max)

Reception Room to Rear - 4.65m x 3.25m (15'3" x 10'8")

Extended Kitchen - 4.34m x 1.68m (14'3" x 5'6")

Ground Floor Bathroom to Side - 1.63m x 1.7m (5'4" x 5'7")

Spacious Bedroom One to Front - 5.26m x 3.15m (17'3" (max) / 14'2" (min) x 10'4")

Bedroom Two to Rear - 4.6m x 2.74m (15'1" x 9'0")

Bedroom Three to Rear - 3.18m x 2.21m (10'5" x 7'3")

### Agents Note

Please note that this property is owned by a family member of an employee of Smart Homes Estate Agents



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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.