



smarthomes

Hartfield Crescent

Acocks Green, Birmingham

- A Well Presented & Extended Mid-Terrace Family Home
- Three Bedrooms
- Enlarged Open Plan Lounge/Diner
- Modern Fitted Kitchen

Offers Over £250,000

Current EPC Rating - D
Current Council Tax Band - B





Property Description

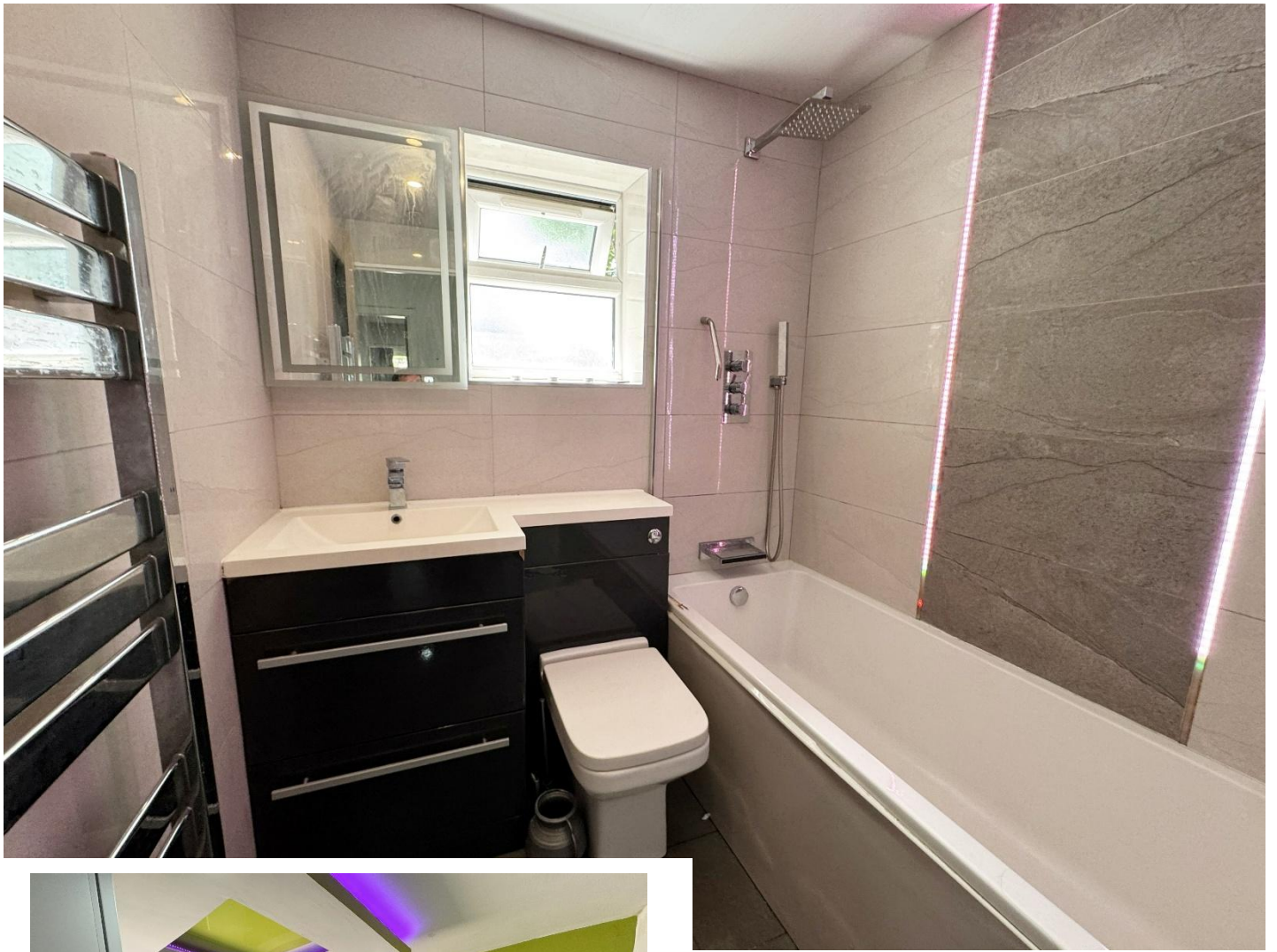
A well presented and extended mid-terrace family home situated in a most convenient location offering accommodation comprising an enlarged open plan lounge/diner, modern fitted kitchen, ground floor wet room, three bedrooms, re-fitted first floor family bathroom, Westerly facing rear garden and driveway parking

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 Hallway

Enlarged Open Plan Lounge/Diner
8.4m max x 4.6m max (27'6" max x 15'1" max)

Modern Fitted Kitchen to Side
3.5m x 1.7m (11'5" x 5'6")

Rear Lobby

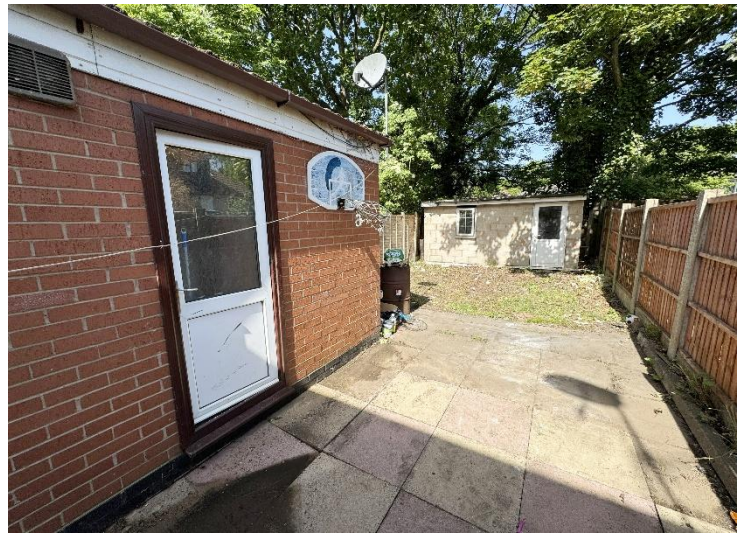
Ground Floor Wet Room - 1.7m x 1.1m (5'6" x 3'7")

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

Bedroom Two to Rear - 3.9m x 2.7m (12'9" x 8'10")

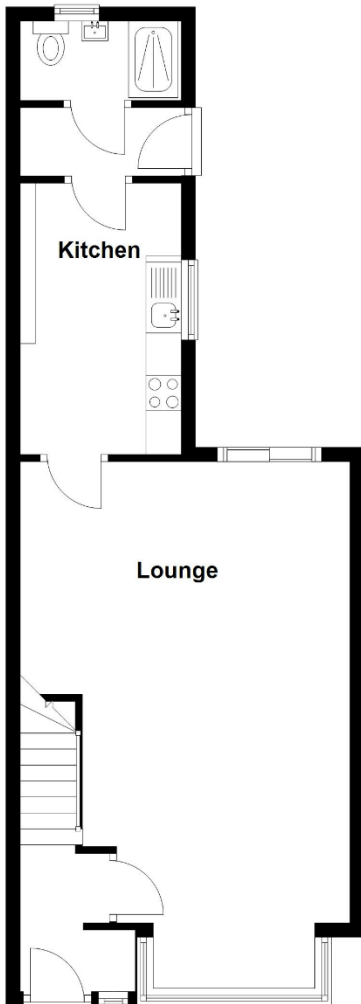
Bedroom Three to Rear - 2.7m x 2.3m (8'10" x 7'6")

Re-Fitted Family Bathroom to Front - 2.2m x 1.7m (7'2" x 5'6")



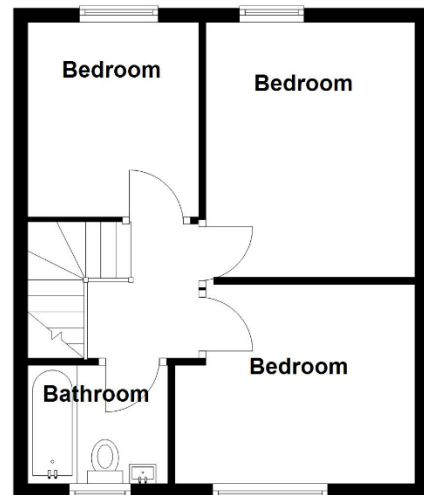
Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.5 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.