



Allens Croft Road

Kings Heath, Birmingham

- A Spacious Three Bedroom Semi-Detached Property
- Two Reception Rooms & Kitchen
- Requiring Refurbishment Throughout
- Southerly Facing Garden Requiring Clearance

Guide Price £150,000

Current EPC Rating - G
Current Council Tax Band - B



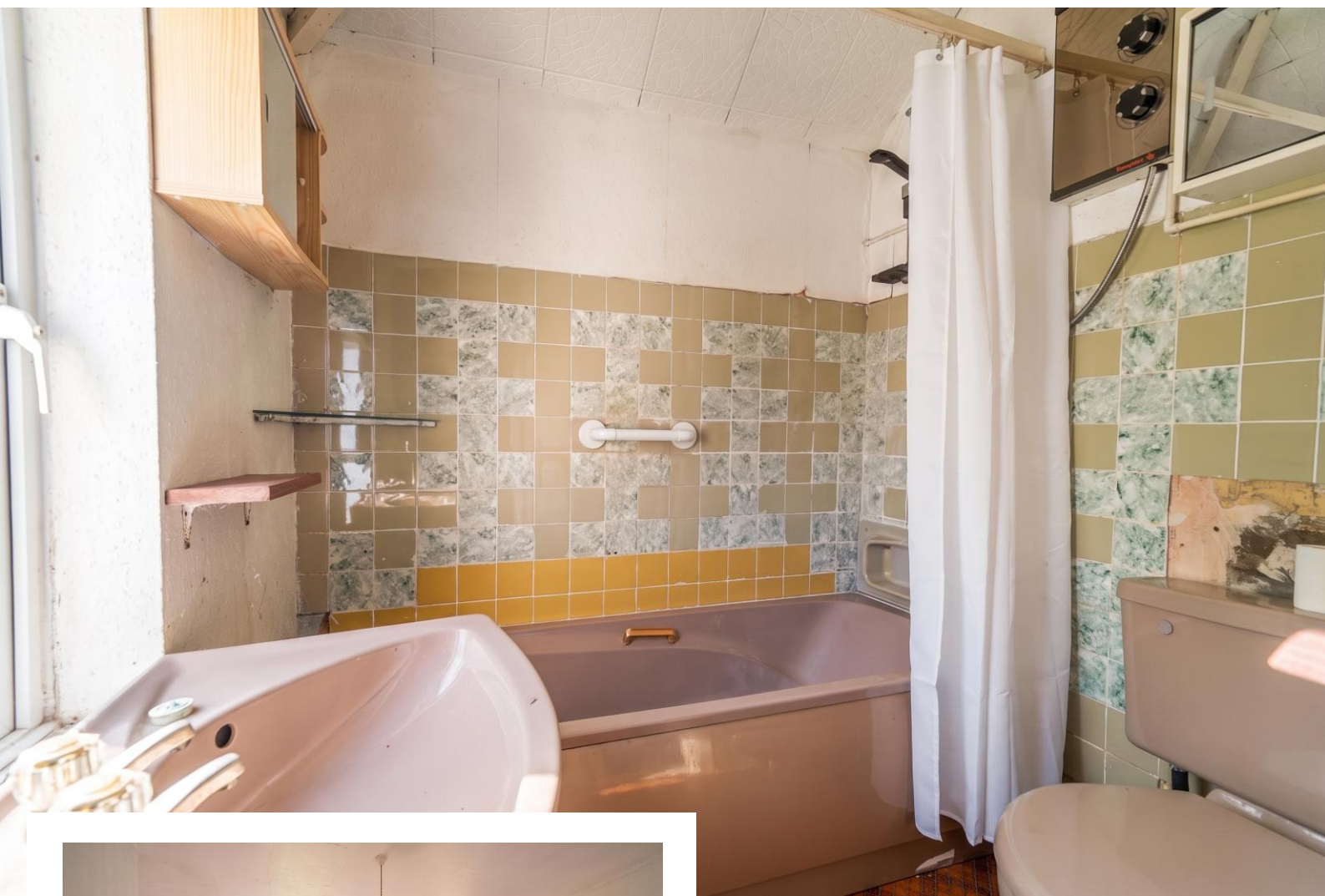


Property Description

MODERN AUCTION PROPERTY

T&C's and Buyers Fees Apply

A semi-detached family home requiring complete refurbishment and benefiting from no upward chain. Offering accommodation comprising two reception rooms, kitchen, guest W.C, three double bedrooms, bathroom and a Southerly facing rear garden in need of clearance



Rooms & Measurements

Reception Room One to Front 3.96m x 3.2m (13'0" x 10'6")

Dual Aspect Reception Room Two 4.42m x 3.63m max (14'6" x 11'11" max)

Kitchen to Rear 3.66m x 2.06m (12'0" x 6'9")

Dual Aspect Bedroom One 4.42m x 3.61m (14'6" x 11'10")

Bedroom Two to Front 3.2m x 3m (10'6" x 9'10")

Bedroom Three to Rear 3.66m x 3m max (12'0" x 9'10" max)

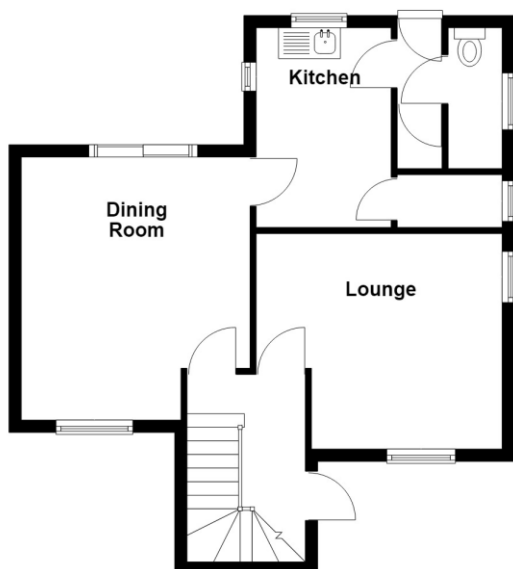
Bathroom to Side 1.83m x 1.75m (6'0" x 5'9")

Tenure

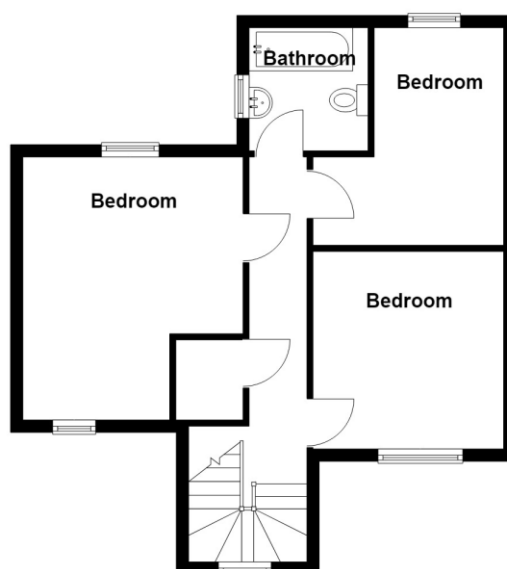
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



Ground Floor
Approx. 47.4 sq. metres (510.3 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.