smarthomes

Denham Road

Acocks Green, Birmingham

- A Modern Style Two Bedroom End-Terrace Property
- Fitted Kitchen/Diner & Re-Fitted Family Bathroom
- No Upward Chain – FREEHOLD AVAILABLE AT EXTRA COST
- Rear Garden & Driveway Parking

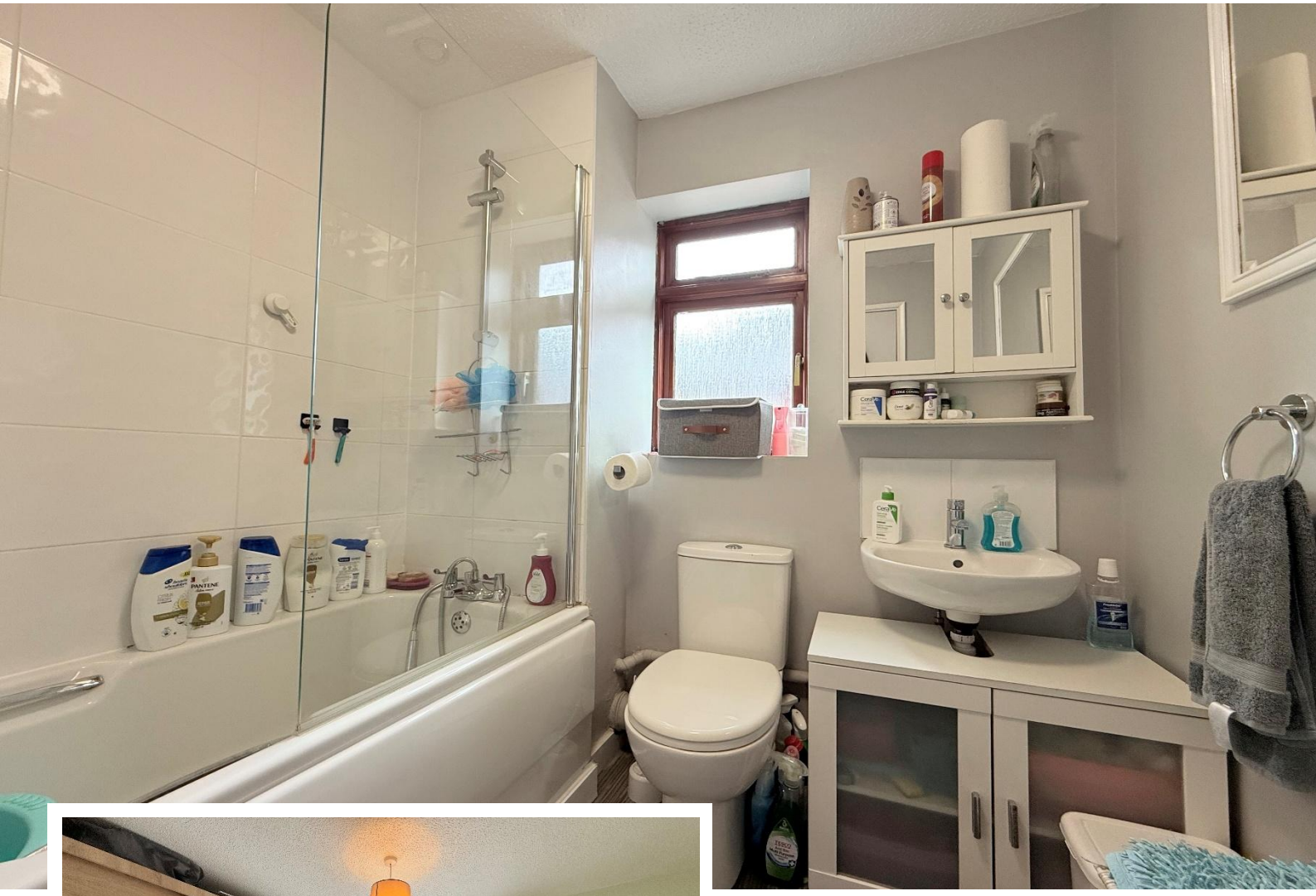
£175,000

Current EPC Rating - D

Current Council Tax Band - C

Property Description

A modern style end-terrace property benefiting from no upward chain and offering accommodation comprising lounge, kitchen/diner, two good size bedrooms, re-fitted family bathroom, rear garden and driveway parking



Rooms & Measurements

Lounge to Front 4.27m x 3.84m (14'0" x 12'7")

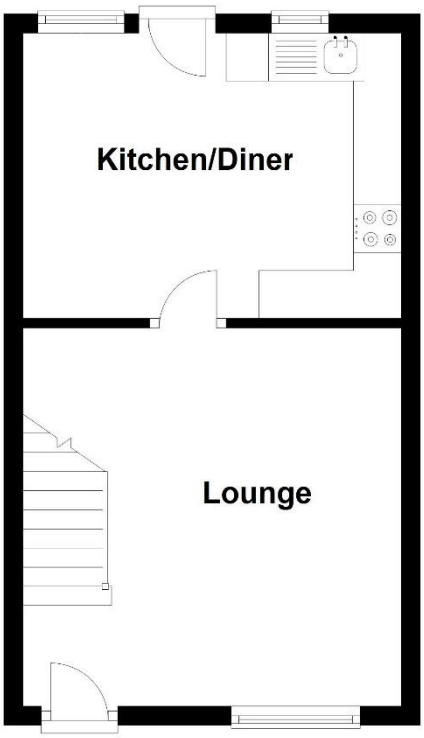
Kitchen/Diner to Rear 3.78m x 2.92m (12'5" x 9'7")

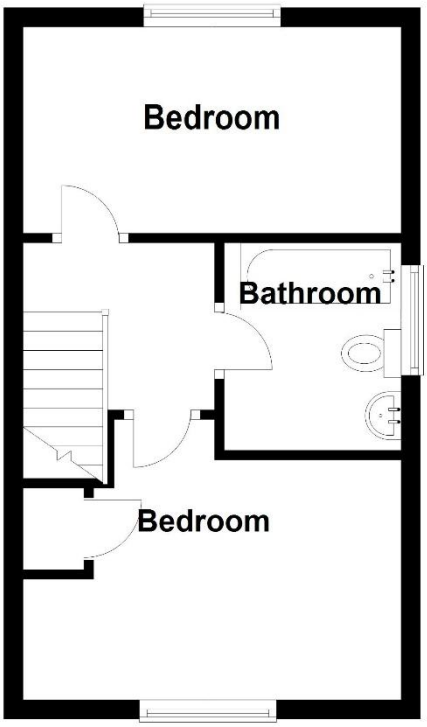
Bedroom One to Front 3.78m max x 2.87m max (12'5" max x 9'5" max)

Bedroom Two to Rear 3.78m x 2.03m (12'5" x 6'8")

Re-Fitted Family Bathroom to Side 1.98m x 1.96m (6'6" x 6'5")

Tenure
We are advised by the vendor that the property is leasehold with approx. 91 years remaining on the lease and a ground rent of approx. £150 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C





316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.