



smarthomes

Broom Hall Crescent

Acocks Green, Birmingham

- A Very Well Presented Mid Terraced Property
- Three Bedrooms
- Modern Kitchen/Diner
- Modern Family Bathroom

£240,000

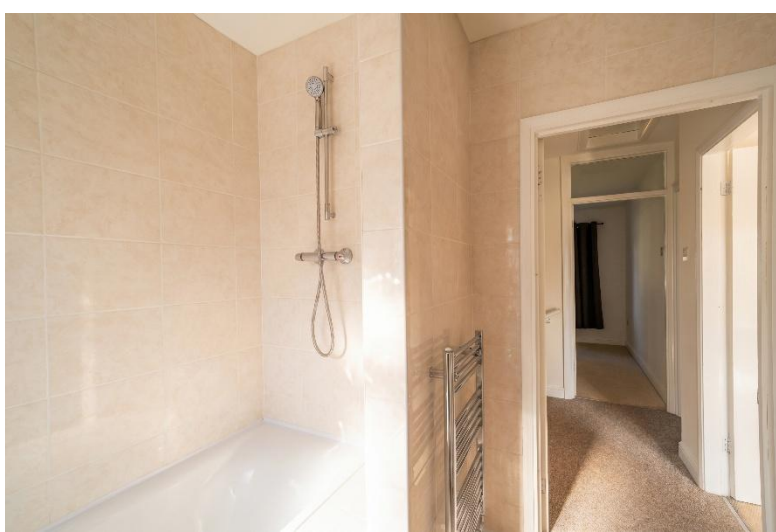
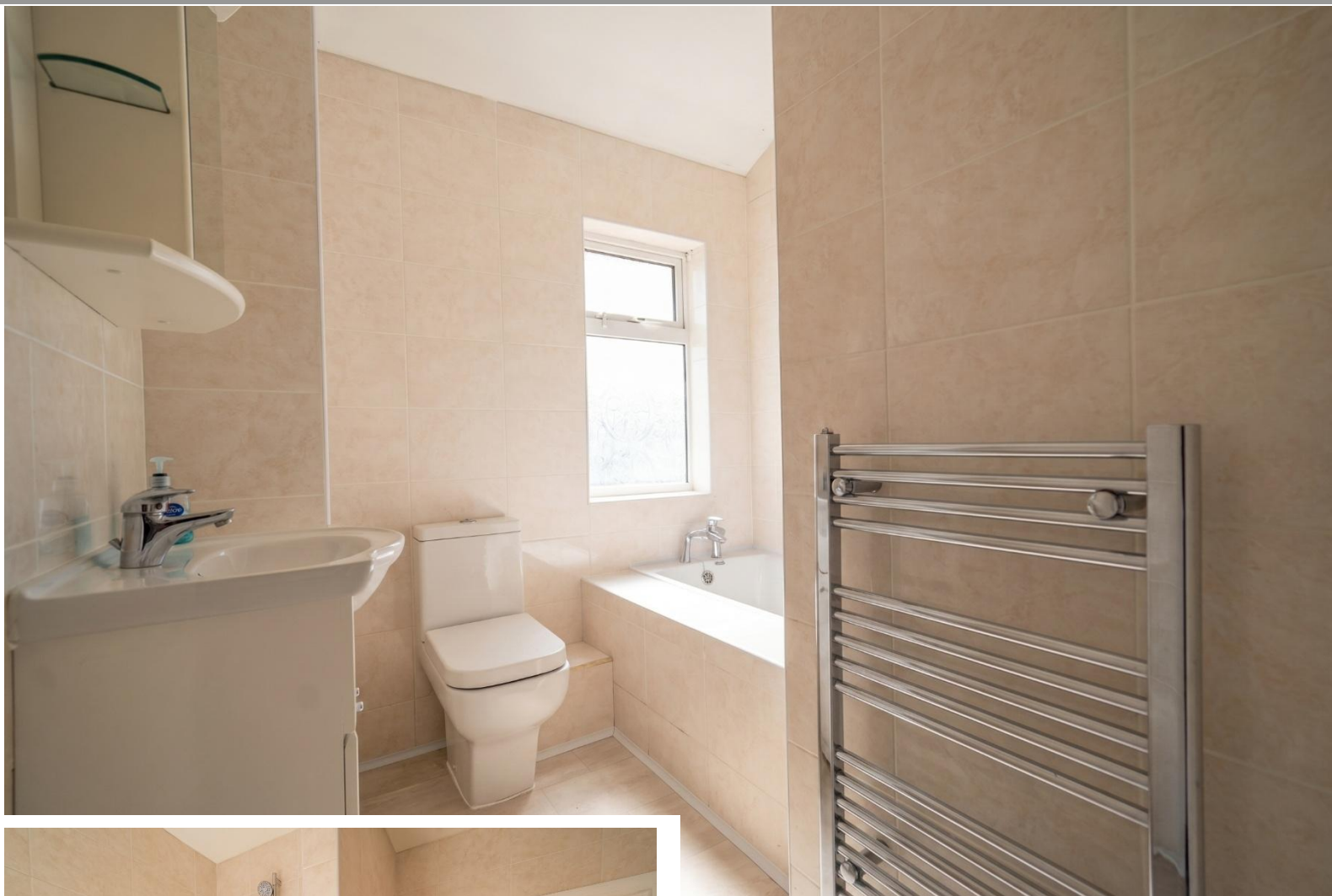
Current EPC Rating - D
Current Council Tax Band - A





Property Description

A very well presented mid-terrace family home benefiting from no upward chain and offering accommodation comprising a spacious lounge, fitted kitchen/diner, three good size bedrooms, modern family bathroom and a Westerly facing rear garden with gated rear access



Rooms & Measurements

Spacious Lounge to Front 4.72m x 3.73m (15'6" x 12'3")

Fitted Kitchen/Diner to Rear 4.65m x 2.87m (15'3" x 9'5")

Bedroom One to Front 3.3m x 3m (10'10" x 9'10")

Bedroom Two to Rear 3.94m x 2.87m (12'11" x 9'5")

Bedroom Three to Rear 2.9m x 2.29m (9'6" x 7'6")

Modern Family Bathroom to Front 2.13m x 2.13m (7'0" x 7'0")

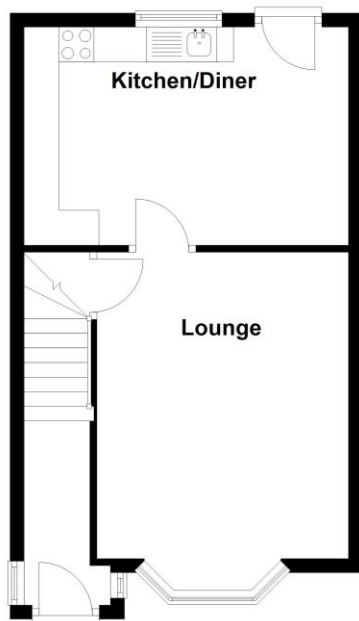
Tenure

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



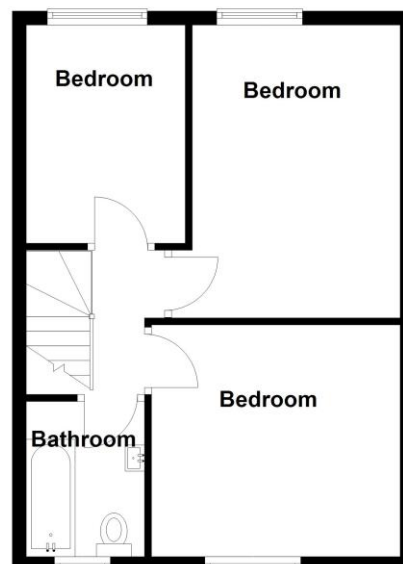
Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 sq. feet)

316 Stratford Road
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Solihull
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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 and 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.