



smarthomes

## Victoria Road

Acocks Green, Birmingham

- A Beautifully Presented Four/Five Bedroom Family Home
- Extended & Re-Fitted Kitchen & Luxury Family Bathroom
- Converted Basement/Cinema Room & Landscaped Rear Garden
- Annex with Bedroom, Shower Room & Conservatory/Kitchen

**Auction Guide Price**  
**£500,000**

Current EPC Rating - D  
Current Council Tax Band - E





## Property Description

MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply. Smart Homes are delighted to bring to the market this elegant "turn key" family home being sold via the modern method of auction due to an imminent work relocation. The property is situated in a most convenient location and offers superb spacious accommodation comprising two formal reception rooms, stunning family kitchen/dining room, four double bedrooms, walk in wardrobe, luxury family bathroom, separate W.C, superb cinema/games room, delightful mature rear garden and driveway parking. The property further benefits from a separate annex with lounge/kitchen/conservatory, double bedroom and luxury shower room.



## Rooms & Measurements

Lounge One 5m plus bay x 3.9m (16'4" plus bay x 12'9")

Lounge Two 4m x 4m (13'1" x 13'1")

Kitchen 5.1m x 3.3m (16'8" x 10'9")

Dining Room 3.9m x 3.5m (12'9" x 11'5")

Annex Lounge/Kitchen/Conservatory 4.6m x 3.5m (15'1" x 11'5")

Annex Bedroom 3m x 2.7m (9'10" x 8'10")

Annex Shower Room 2.3m x 1.5m (7'6" x 4'11")

Bedroom One 4.9m x 3.5m (16'0" x 11'5")

Bedroom Two 3.9m x 3.5m (12'9" x 11'5")

Bedroom Three 4m x 3.6m (13'1" x 11'9")

Bedroom Four 4.9m x 2.2m (16'0" x 7'2")

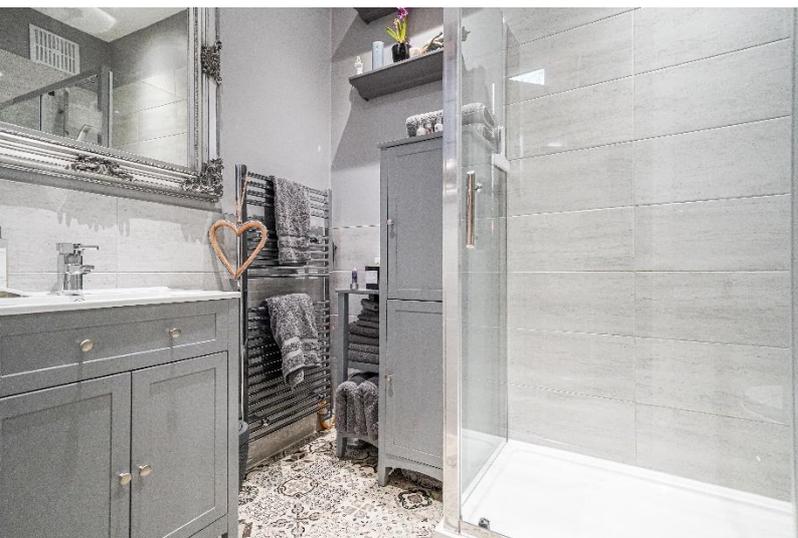
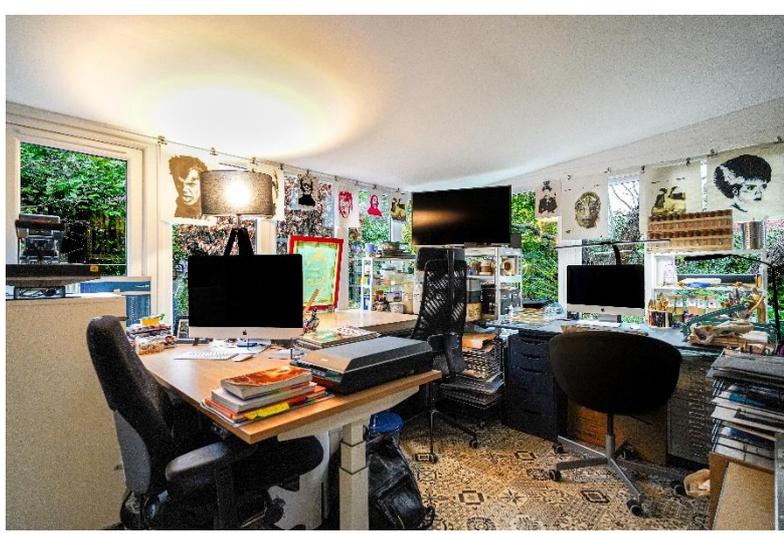
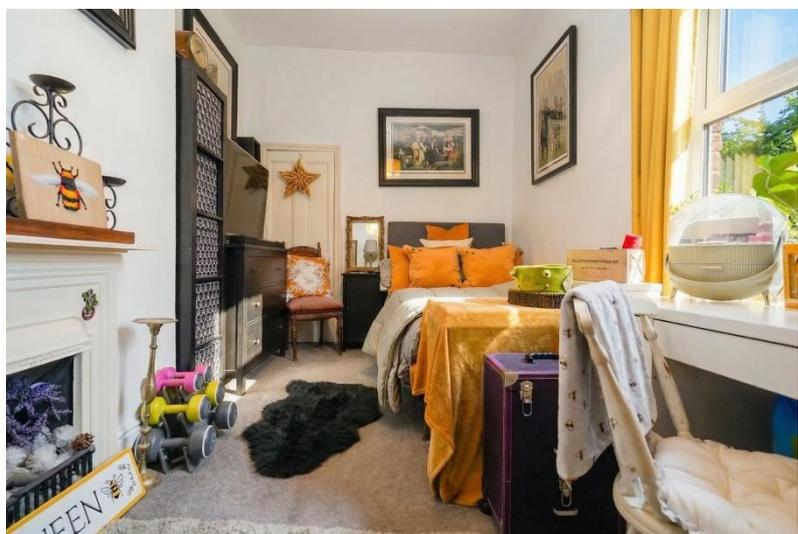
Bathroom 1.9m x 1.8m (6'2" x 5'10")

Basement Cinema Room 5.7m x 3.6m (18'8" x 11'9")

### 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 vendor. Current council tax band – E



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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.