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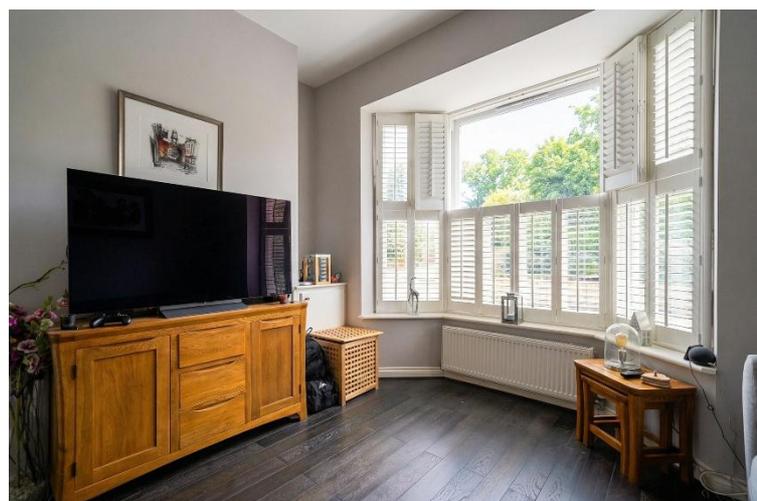
Sherbourne Road

Acocks Green, Birmingham

- An Extremely Well Presented Modern Townhouse
- Four Double Bedrooms, Three En Suites & Family Bathroom
- Modern Kitchen Diner Leading To Orangery
- Lounge
- Utility Room
- Private South/Westerly Facing Rear Garden

£425,000

Current EPC Rating 76 (C)
Current Council Tax Band D





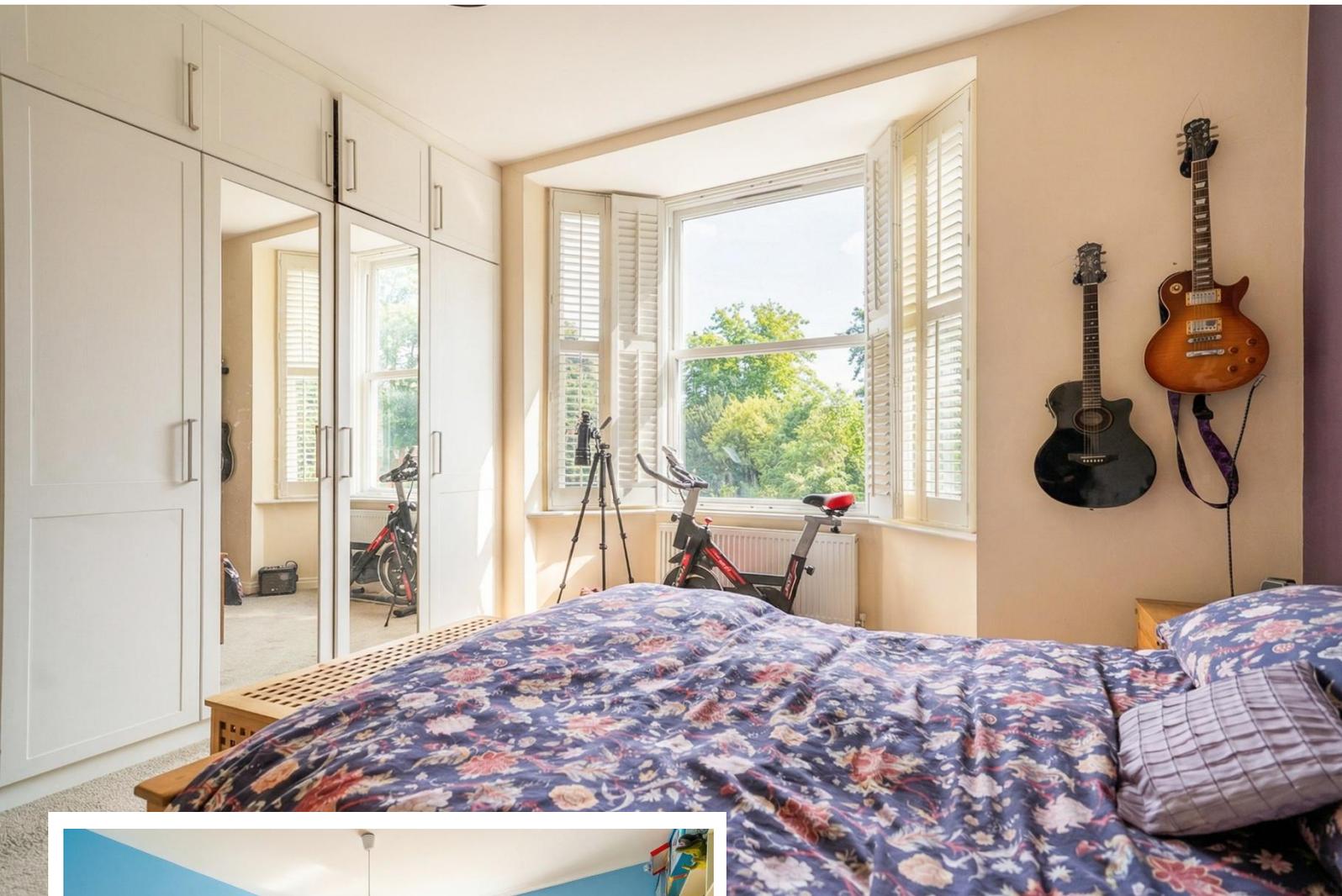
Property Description

An extremely well presented modern townhouse situated over three floors, benefiting from four double bedrooms, lounge, kitchen diner with orangery off, utility room, guest WC, two first floor double bedrooms with en suites, two second floor double bedrooms, en suite and family bathroom, private south/westerly facing rear garden, off-road parking, UPVC double glazing and gas central heating

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 – D



Rooms & Measurements

Entrance Hall

Lounge to Front - 4.2m (into bay) x 3.6m (13'9" x 11'9")

Guest WC

Modern Kitchen Diner - 4.9m x 3.3m (16'0" x 10'9")

Orangery to Rear - 3.3m x 2.9m (10'9" x 9'6")

Utility Room - 2.1m x 1.5m (6'10" x 4'11")

Bedroom One to Front - 4.9m (into bay) x 4.2m (16'0" x 13'9")

En Suite Shower Room

Bedroom Two to Rear - 3.4m x 3.4m (11'1" x 11'1")

En Suite Shower Room

Bedroom Three to Front - 4.9m x 3.5m (16'0" x 11'5")

En Suite Shower Room

Bedroom Four to Rear - 3.1m x 2.4m (10'2" x 7'10")

Family Bathroom to Rear - 2.9m x 1.7m (9'6" x 5'6")



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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.