



smarthomes

## Vine Lane

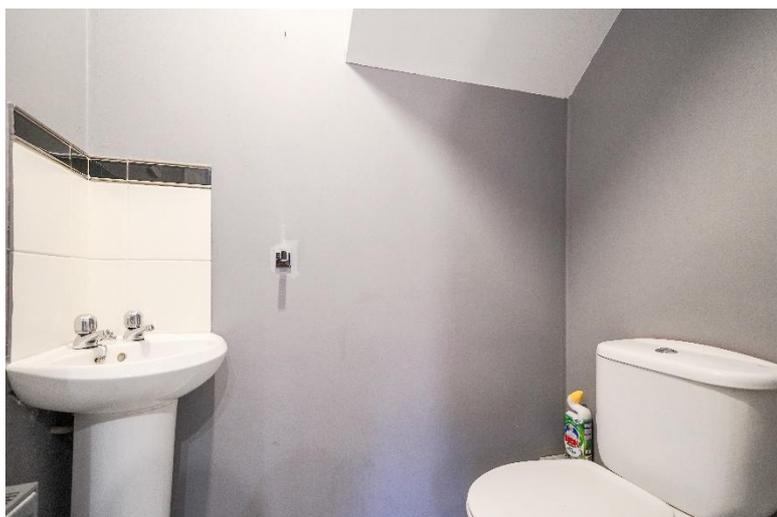
Acocks Green, Birmingham

- A Beautifully Presented Two Bedroom Family Home
- Lovely Re-Fitted Kitchen
- Spacious Lounge
- Re-Fitted Shower Room & Guest W.C

**OIRO £245,000**

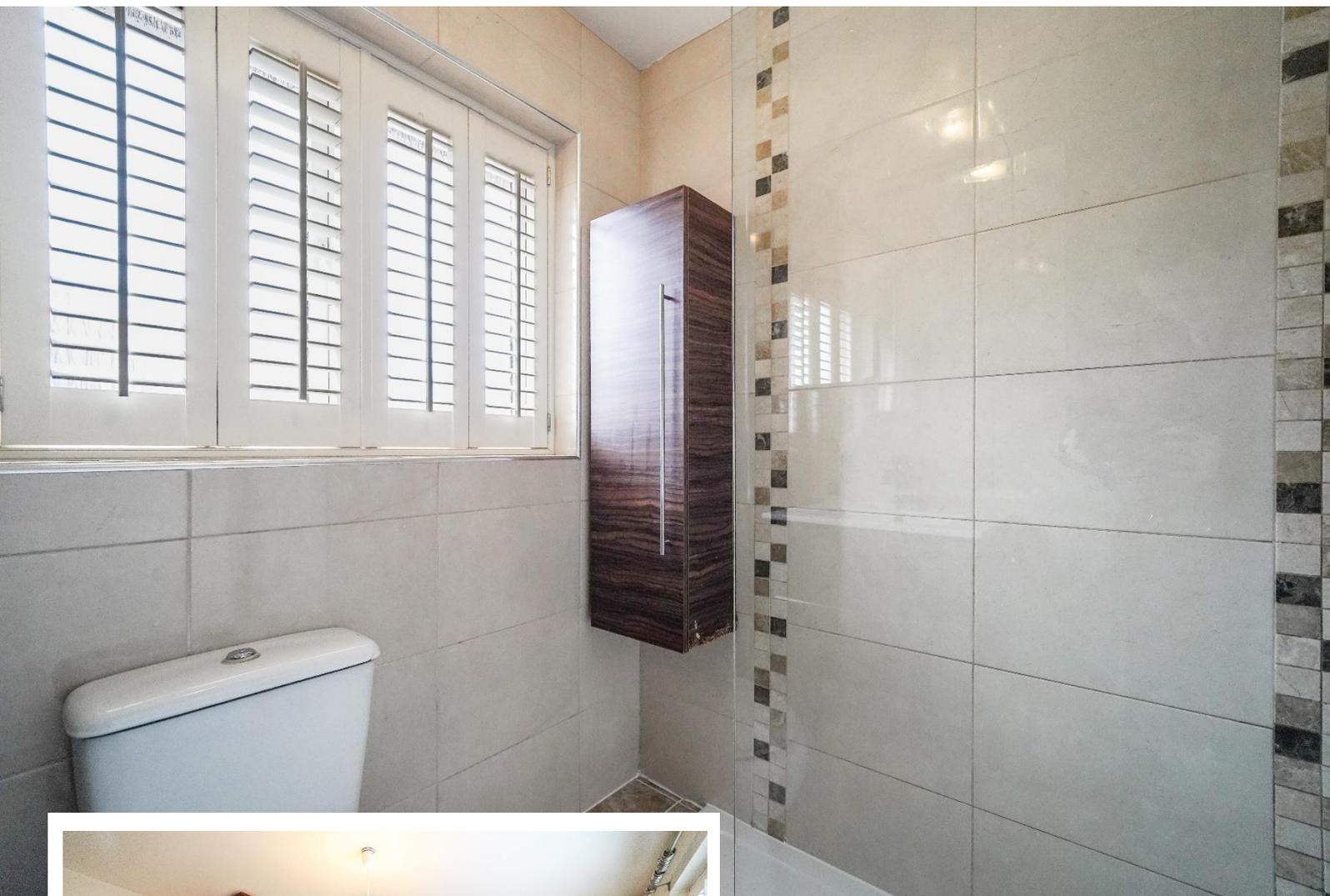
Current EPC Rating - C  
Current Council Tax Band - C





## Property Description

An extremely well presented mid terrace property offering two double bedrooms, lounge, breakfast kitchen, guest WC, family shower room, easily maintained rear garden and allocated parking



## Rooms & Measurements

Lounge to Front 5.2m (into bay) x 3.4m (17'0" x 11'1")

Breakfast Kitchen 4.3m x 2.5m (14'1" x 8'2")

Guest WC

Bedroom One to Front 3.6m x 4.3m (max) (11'9" x 14'1")

Bedroom Two to Rear 3.1m x 2.3m (10'2" x 7'6")

Modern Shower Room to Rear 1.9m x 1.6m (6'2" x 5'2")

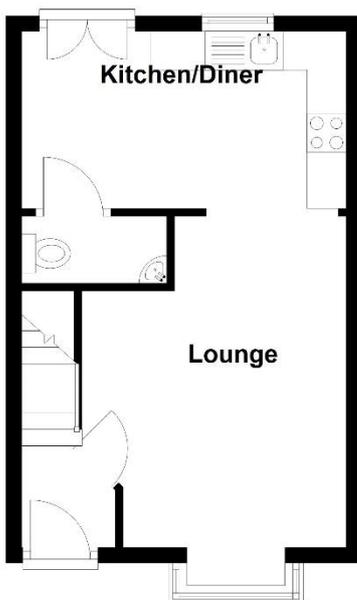
Tenure

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 – C



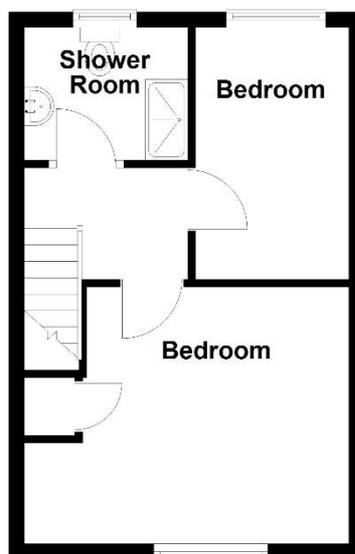
### Ground Floor

Approx. 27.9 sq. metres (300.6 sq. feet)



### First Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



Total area: approx. 55.5 sq. metres (597.9 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.