



smarthomes

Olton Boulevard East

Acocks Green, Birmingham

- A Three Bedroom Semi-Detached Family Home
- Two Reception Rooms & Kitchen &
- South Facing Rear Garden
- Driveway Parking

£250,000

Current EPC Rating - D
Current Council Tax Band - B





Property Description

A semi-detached property offering three bedrooms, two reception rooms, kitchen, utility, family bathroom, South facing rear garden, garage and off-road parking



Rooms & Measurements

Reception Room One to Front 4.47m into bay x 3.28m (14'8" x 10'9")

Reception Room Two to Rear 4.11m x 3.28m (13'6" x 10'9")

Kitchen to Rear 2.95m x 1.83m (9'8" x 6'0")

utility 2.74m x 2.01m (9'0" x 6'7")

Bedroom One to Front 3.73m x 3.05m (12'3" x 10'0")

Bedroom Two to Rear 4m x 3.32m (13'1" x 10'10")

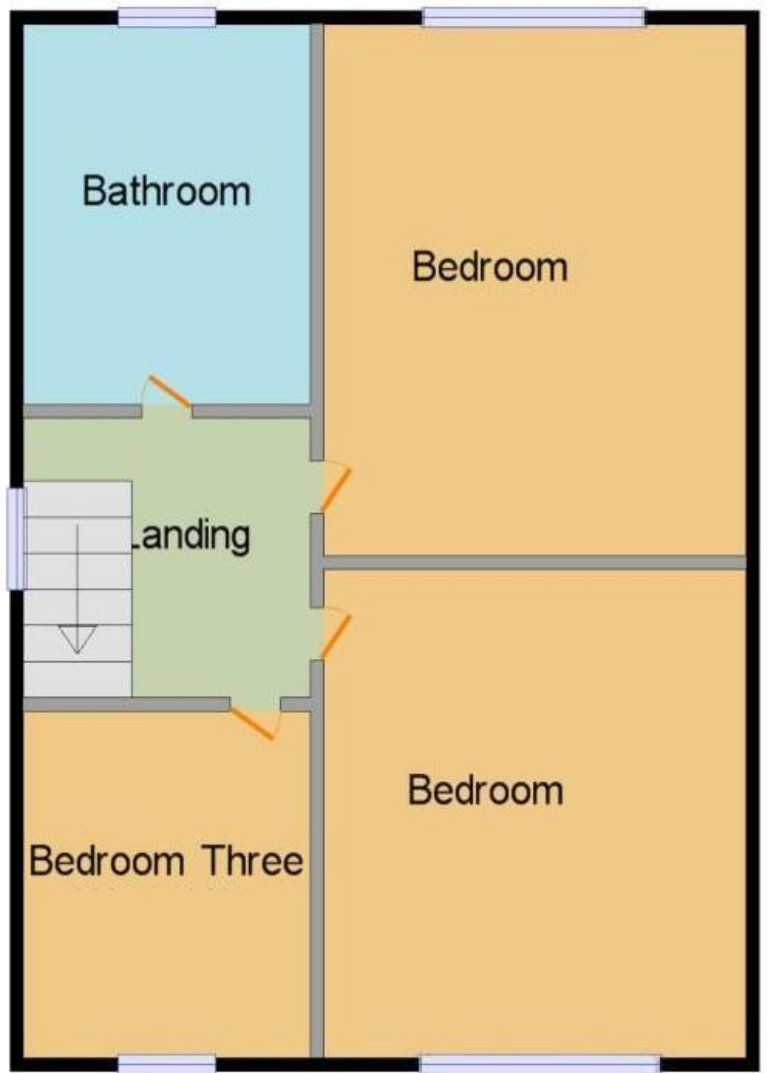
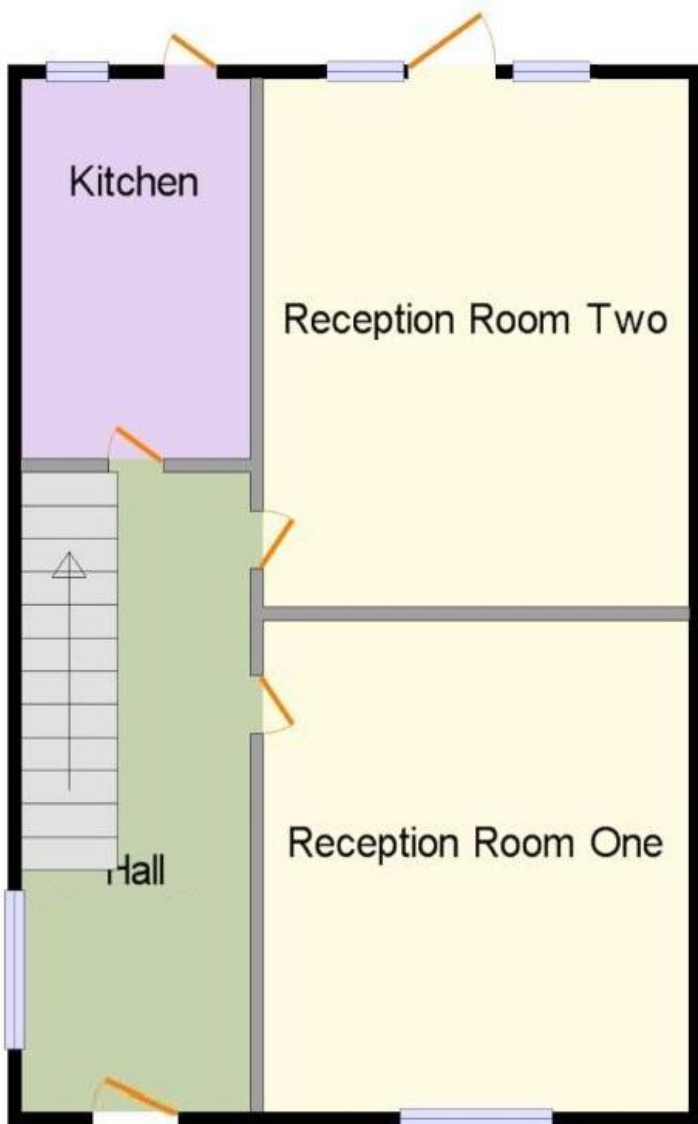
Bedroom Three to Front 2.62m x 2.21m (8'7" x 7'3")

Family Bathroom to Rear 2.9m x 1.75m (9'6" x 5'9")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – B



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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.