



smarthomes

Tibland Road

Acocks Green, Birmingham

- A Well-Presented End of Terrace Property
- Three Bedrooms
- Good Sized Lounge
- Conservatory

£240,000

Current EPC Rating - D
Current Council Tax Band - A





Property Description

A well presented and extended end-terrace family home offering accommodation comprising a spacious lounge, dining area, fitted kitchen, conservatory, modern ground floor shower room, three bedrooms, low maintenance Southerly facing rear garden and driveway parking

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 Nigel Hodges. Current council tax band – A



Rooms & Measurements

Lounge to Front 4.83m x 4.55m (15'10" (max) x 14'11" (into bay))

Dining Area 2.41m x 3.25m (7'11" x 10'8")

Ground Floor Shower Room 2.36m x 1.4m (7'9" x 4'7")

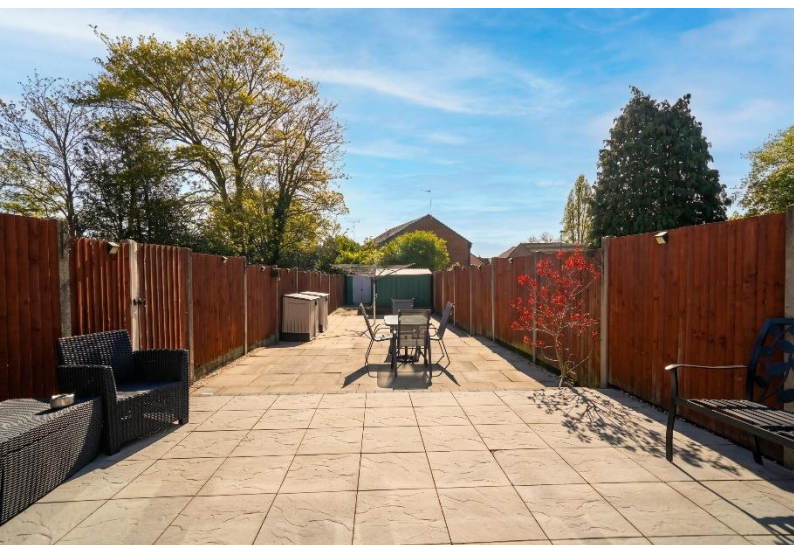
Fitted Kitchen 4.62m x 2.13m (15'2" x 7'0")

Conservatory to Rear 4.37m x 2.95m (14'4" x 9'8")

Bedroom One to Rear 3.94m x 2.57m (12'11" (max into wardrobe) x 8'5")

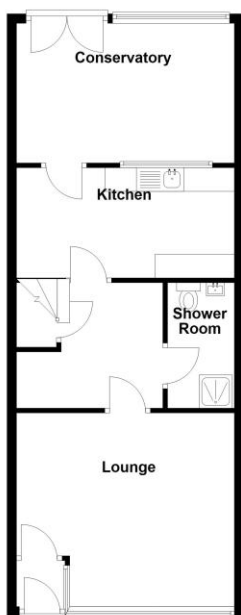
Bedroom Two to Front 3.35m x 2.44m (11'0" x 8'0")

Bedroom Three to Front 2.26m x 2.36m (7'5" x 7'9")



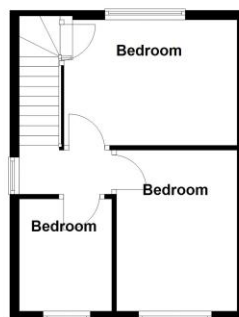
Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



First Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

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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.