



Morestead Avenue
Sheldon, Birmingham

- An Extended Three Bedroom Family Home
- Extended Breakfast Kitchen & Family Bathroom
- Extensive Rear Garden
- Side Garage & Driveway Parking

Offers Over £255,000

Current EPC Rating - D

Current Council Tax Band - C





Property Description

A semi-detached family home situated in a cul-de-sac location offering accommodation comprising a through lounge/diner, extended breakfast kitchen, guest W.C, three bedrooms, family bathroom, rear garden, side garage and driveway parking



Rooms & Measurements

Lounge/Diner 9.14m x 2.9m (30'0" (into bay) x 9'6")

Kitchen to Rear 3.89m x 3.15m (12'9" x 10'4")

Bedroom One to Front 3.78m x 2.62m (12'5" (into bay) x 8'7")

Bedroom Two to Rear 3.53m x 2.64m (11'7" x 8'8")

Bedroom Three to Front 2.29m x 1.55m (7'6" x 5'1")

Four Piece Family Bathroom to Rear 2.44m x 2.03m (8'0" (max) x 6'8" (max)

Garage 4.29m x 2.18m (14'1" x 7'2")

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.

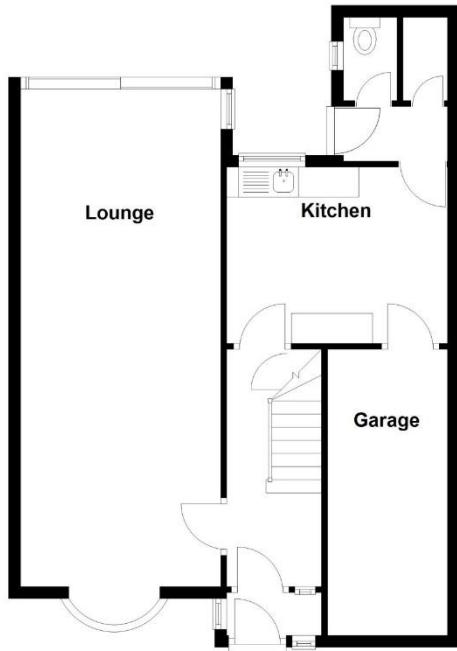
EPC supplied by Nigel Hodges.

Current council tax band – C



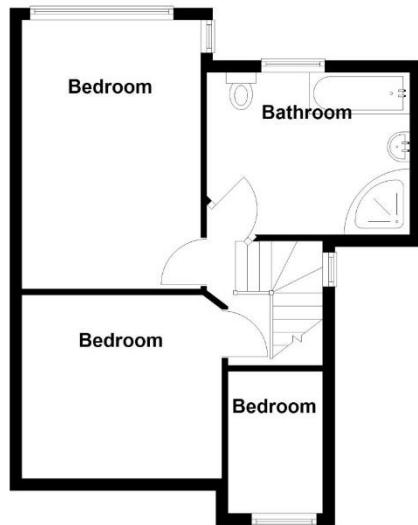
Ground Floor

Approx. 62.1 sq. metres (668.2 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 103.7 sq. metres (1116.6 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
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.