

smarthomes

Olton Croft

Acocks Green, Birmingham

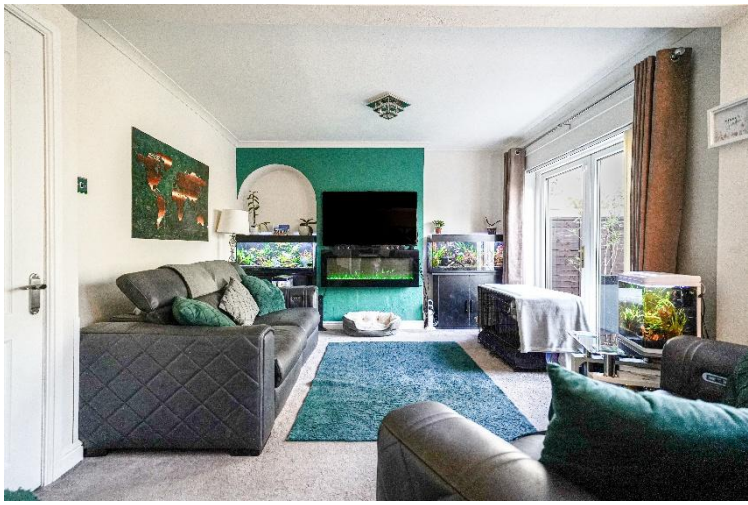
- A Well Maintained & Extended Semi Detached Property
- Five Bedrooms
- Two Reception Rooms
- Extended Kitchen

Offers Over £350,000

Current EPC Rating - C

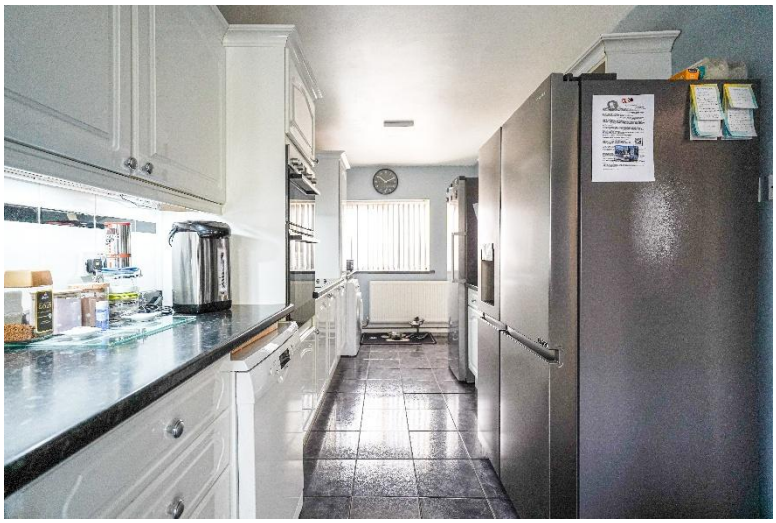
Current Council Tax Band - B











Property Description

A well presented and extended five bedroom semi detached property situated in a cul-de-sac location and briefly affording two reception rooms, extended kitchen, four double bedrooms, single bedroom and family bathroom to the first floor, well maintained 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 Nigel Hodges
Current council tax band – B







Rooms & Measurements

Entrance Hall

Dining Room to Front - 3.8m (into bay) x 3.1m (12'5" x 10’2”)

Dual Aspect Extended Kitchen - 6.5m x 2.3m (21'3" x 7’6”)

Lounge to Rear - 5m x 3.6m (16'4" x 11’9”)

Bedroom One to Front - 4m (into bay) x 3.2m (13'1" x 10’5”)

Bedroom Two to Rear - 3.6m x 3.1m (11'9" x 10’2”)

Bedroom Three to Front - 3.2m x 2.3m (10'5" x 7’6”)

Bedroom Four to Rear - 3.1m x 2.3m (10'2" x 7’6”)

Bedroom Five to Front - 2.1m x 1.6m (6'10" x 5’2”)

Family Bathroom to Rear - 2.3m x 1.6m (7'6" x 5’2”)



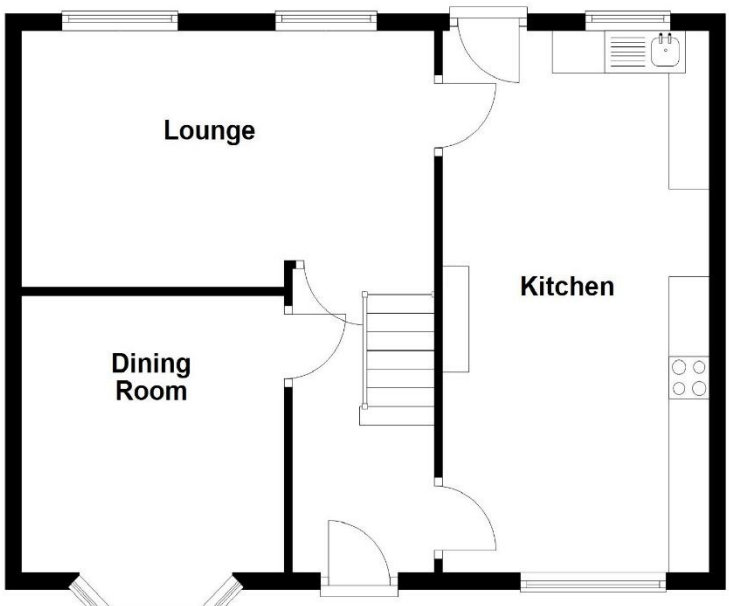






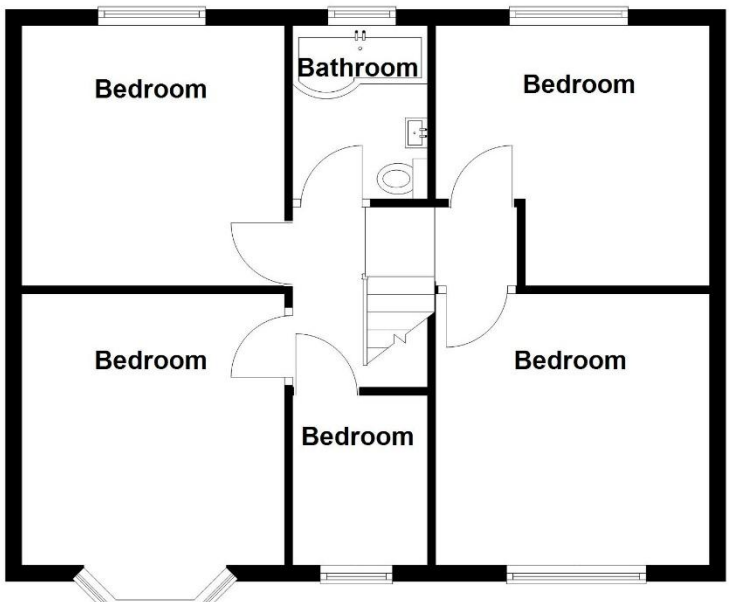
Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



First Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 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 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.