



Laurel Gardens

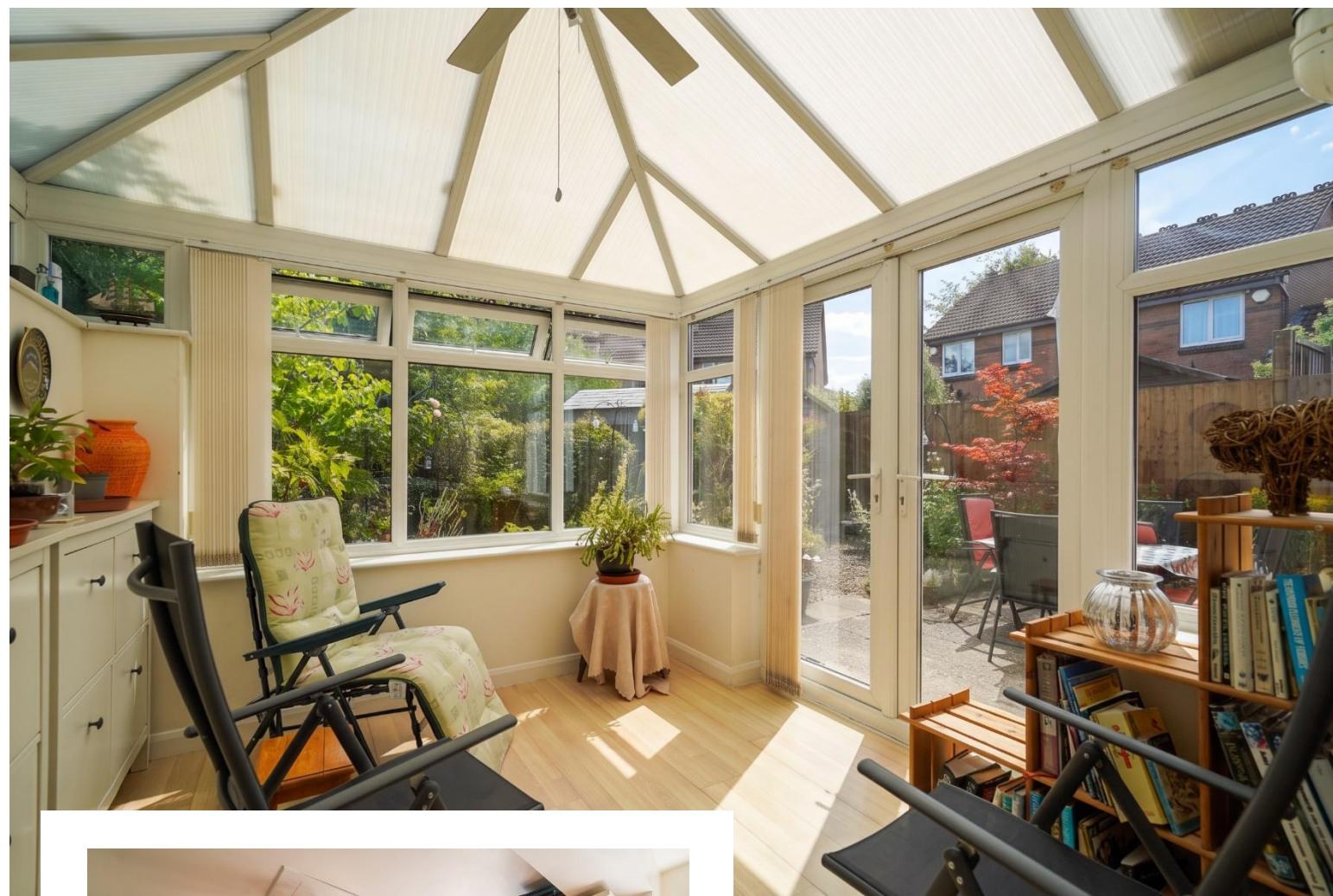
Acocks Green, Birmingham

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge, Dining Kitchen & Conservatory
- Pleasant Mature Rear Garden

Offers Over £260,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A well presented semi-detached family home benefiting from accommodation briefly comprising spacious lounge, kitchen diner, conservatory, guest W.C, three bedrooms, family bathroom, private rear garden and driveway parking



Bedroom 1



Bedroom 2

Rooms & Measurements

Guest WC

Spacious Lounge to Front 4.19m x 3.78m (13'9" x 12'5")

Kitchen Diner 6.58m x 3.25m (21'7" x 10'8")

Conservatory to Rear 3.02m x 2.62m (9'11" x 8'7")

Bedroom One to Front 3.96m x 2.87m (13'0" (max) x 9'5" (max)

Bedroom Two to Rear 3.35m x 2.87m (11'0" (into wardrobes) x 9'5" (max)

Bedroom Three to Front 3.05m x 2.21m (10'0" (max) x 7'3" (max)

Family Bathroom to Rear 1.98m x 1.83m (6'6" x 6'0")

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 vendor. Current council tax band – C



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.