



smarthomes

Cranes Park Road

Sheldon, Birmingham

- A Beautifully Presented Two Bedroom Semi-Detached Home
- Spacious Lounge/Diner & Modern Fitted Kitchen
- Extensive Rear Garden & Driveway Parking
- Modern Four Piece Family Bathroom

£240,000

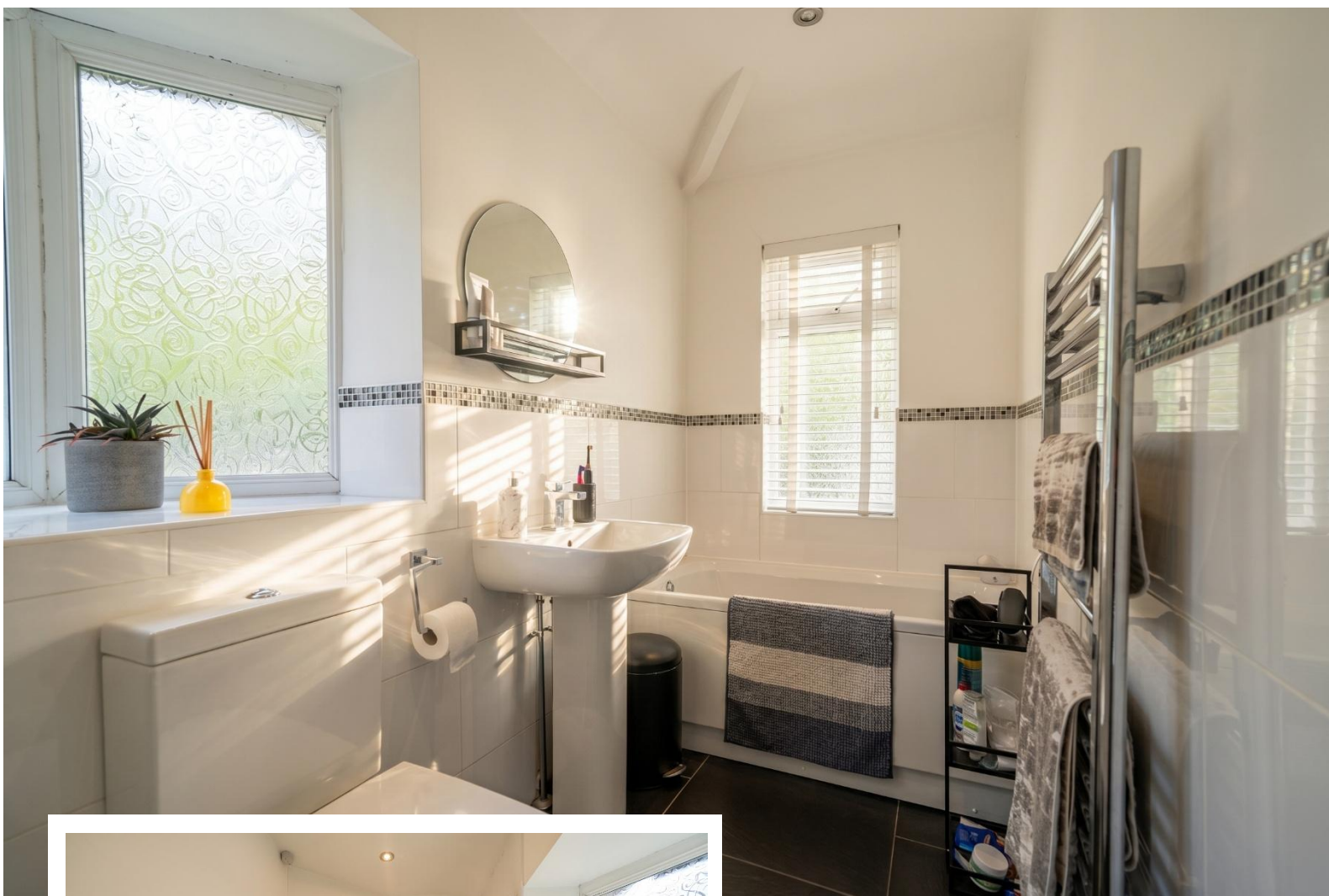
Current EPC Rating - D
Current Council Tax Band - B





Property Description

A beautifully presented semi-detached property situated in a most convenient location. Offering accommodation comprising a spacious lounge/diner, modern fitted kitchen, two double bedrooms, modern four piece family bathroom, extensive rear garden and driveway parking



Rooms & Measurements

Spacious Lounge/Diner to Front 4.9m x 3.9m (16'0" x 12'9")

Modern Fitted Kitchen to Rear 3.1m x 3m (10'2" x 9'10")

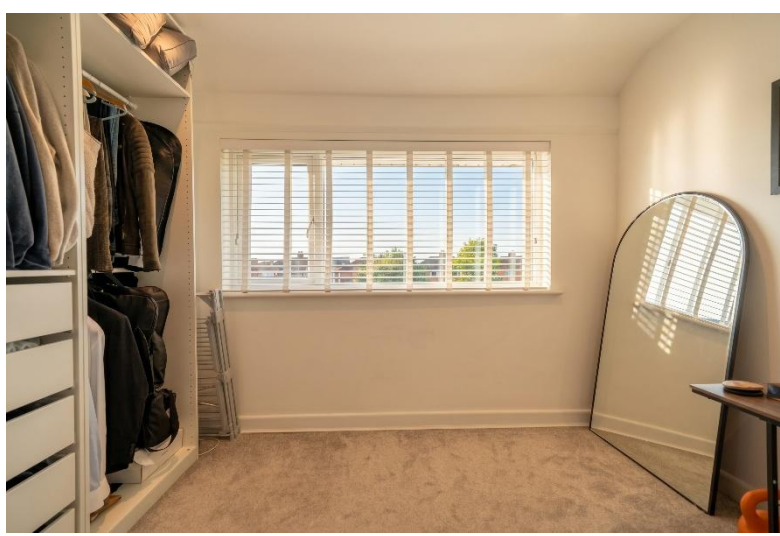
Bedroom One to Front 3.6m x 3.4m (11'9" x 11'1")

Bedroom Two to Rear 3.2m x 2.8m (10'5" x 9'2")

Modern Four Piece Family Bathroom 3.1m x 1.3m (10'2" x 4'3")

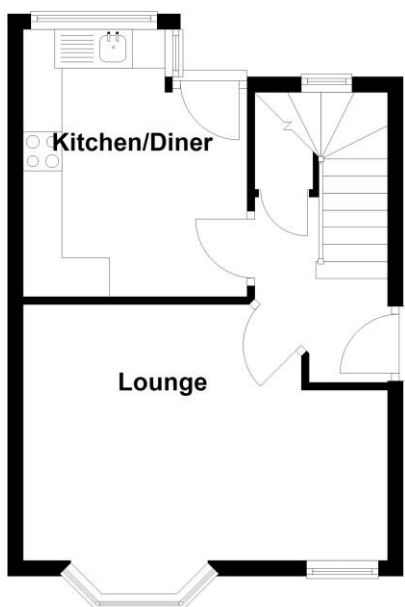
Tenure

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



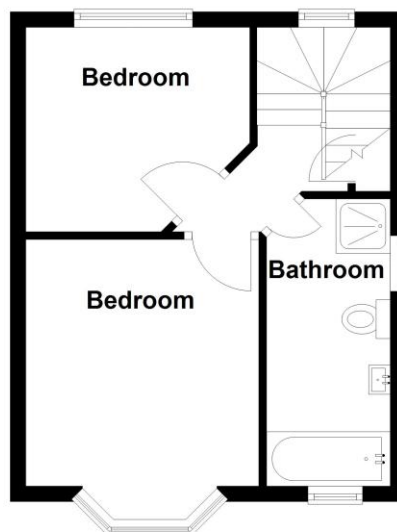
Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.7 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.