



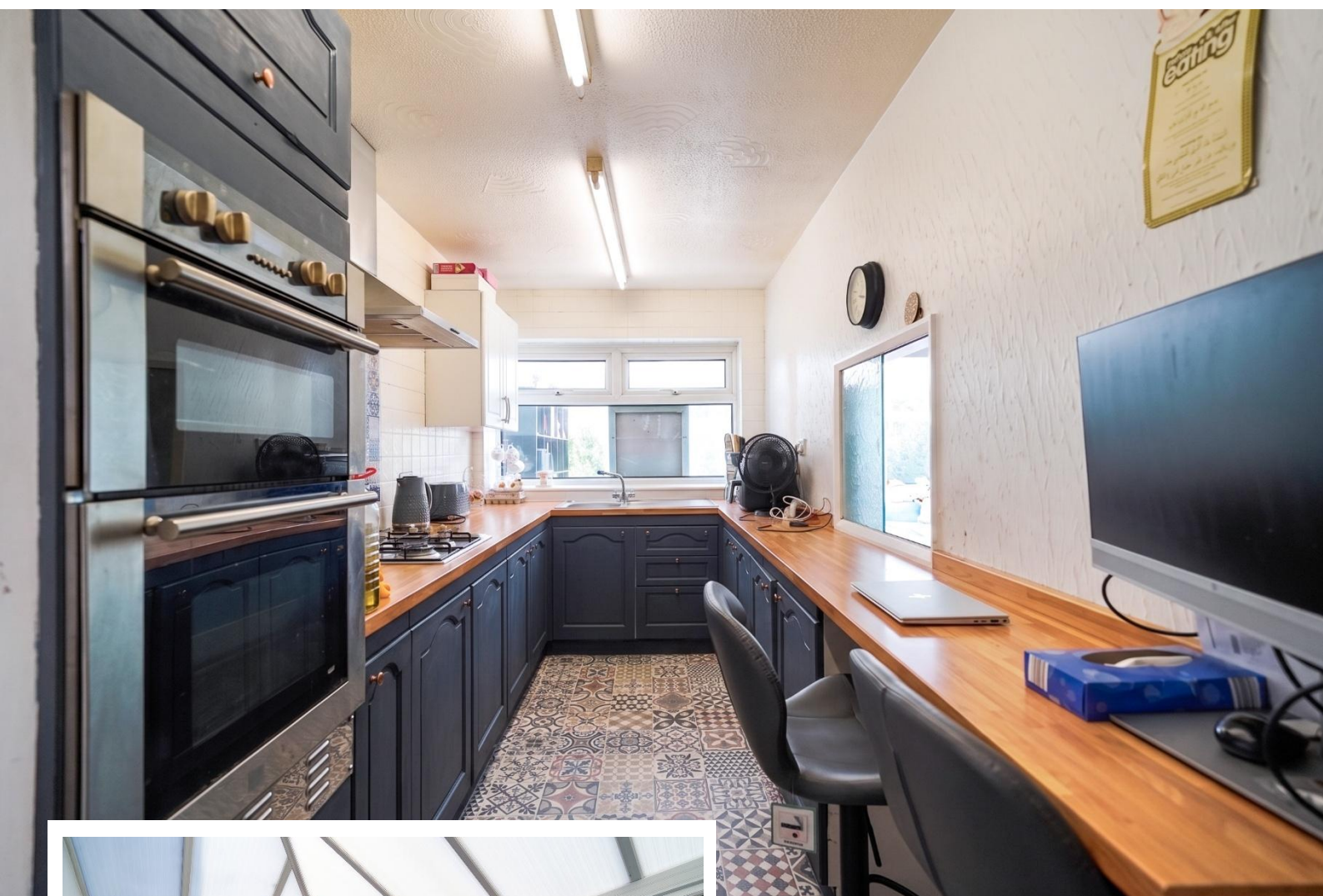
Shirley Road
Acocks Green, Birmingham

- A Well Presented & Extended Semi-Detached Property
- Three Bedrooms
- Spacious Lounge, Conservatory & Breakfast Kitchen
- Rear Garden, Garage & Driveway Parking

OIRO £300,000

Current EPC Rating - D
Current Council Tax Band - C





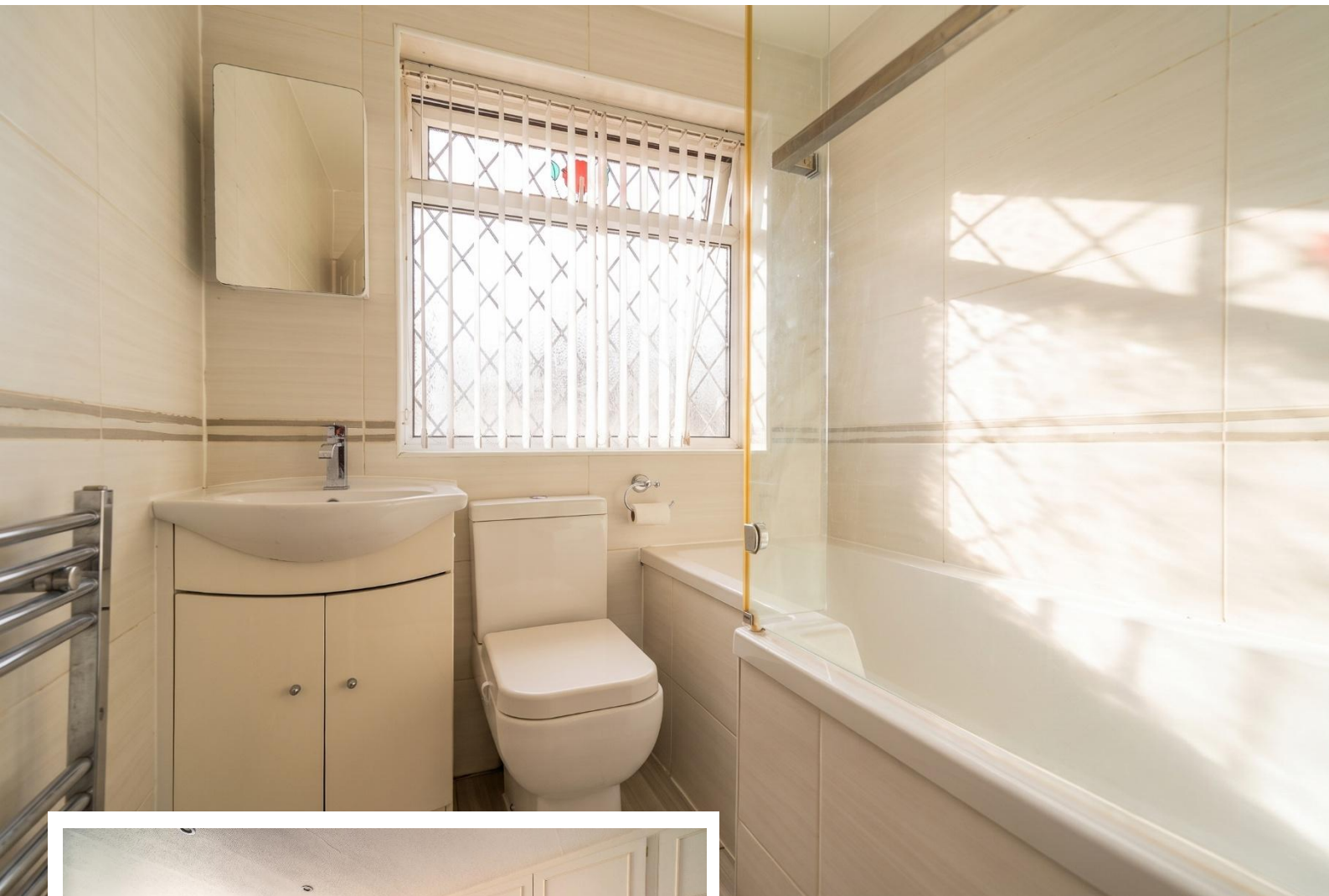
Property Description

A well-presented three-bedroom semi-detached home within walking distance of Acocks Green Town Centre, offering a lounge, breakfast kitchen, guest WC, lean-to utility area and conservatory. The first floor provides three bedrooms and a family bathroom. Additional features include a garage, off-road parking for multiple vehicles, rear garden, 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 vendor
Current council tax band – C



Rooms & Measurements

Lounge 5m x 2.9m (16'4" x 9'6")

Conservatory to Rear 5m x 2.7m (16'4" x 8'10")

Breakfast Kitchen to Rear 4.8m x 1.9m (15'8" x 6'2")

Side Passage/Utility 6.1m x 1.3m (20'0" x 4'3")

Guest WC

Bedroom One to Rear 4.8m x 2.4m (to wardrobe) (15'8" x 7'10")

Bedroom Two to Front 3.3m x 2.9m (10'9" x 9'6")

Bedroom Three to Rear 3.5m x 2m (11'5" x 6'6")

Family Bathroom to Front 2.1m x 1.8m (6'10" x 5'10")

Garage 5m x 2.4m (16'4" x 7'10")



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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.