



smarthomes

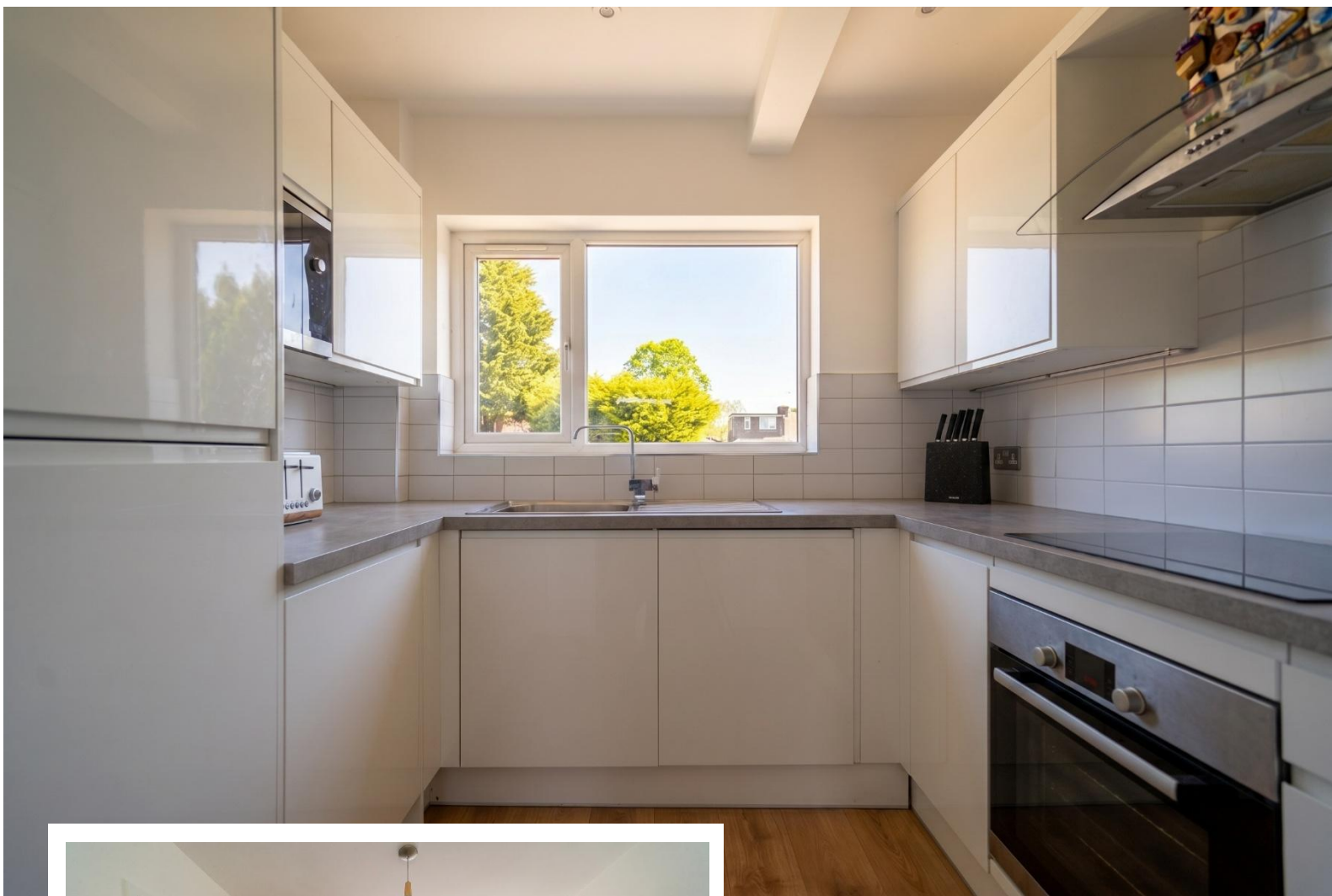
## Benedon Road Sheldon, Birmingham

- A Beautifully Presented Three Bedroom Semi-Detached Home
- Spacious Lounge/Diner & Modern Fitted Kitchen
- Landscaped Rear Garden & Rear Double Garage
- Modern Three Piece Family Bathroom

**£270,000**

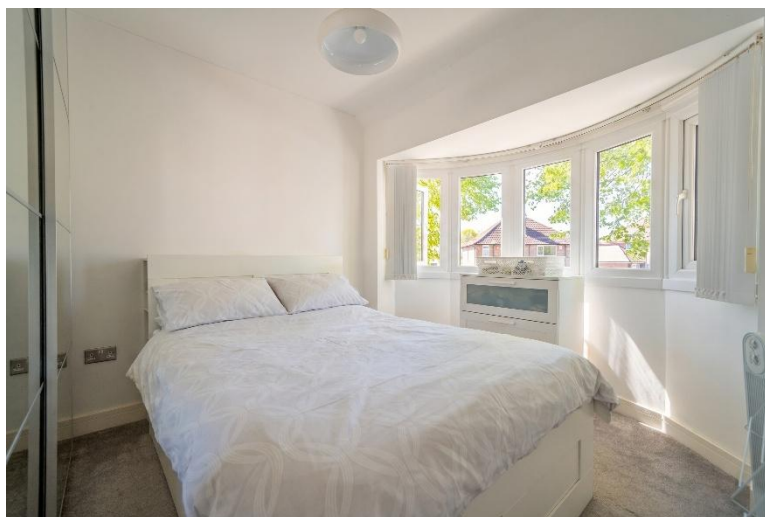
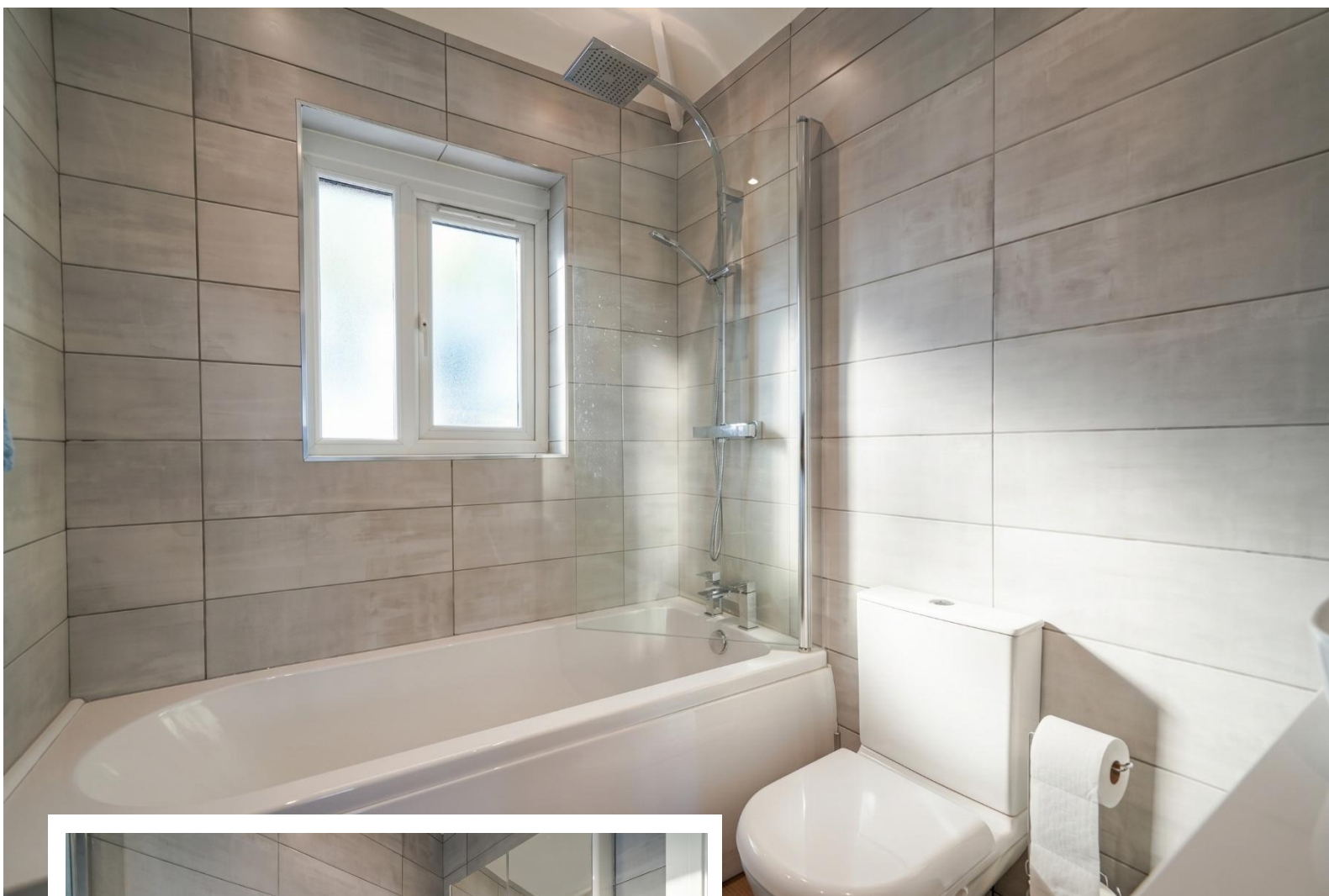
Current EPC Rating - D  
Current Council Tax Band - B





## Property Description

A very well presented semi-detached property situated in a most convenient location. Offering accommodation comprising a spacious through lounge/diner, re-fitted kitchen, three bedrooms, re-fitted family bathroom and a landscaped rear garden with rear double garage



## Rooms & Measurements

Spacious Through Lounge/Diner 7.7m x 2.9m max  
(25'3" x 9'6" max)

Re-Fitted Kitchen to Rear 2.5m x 2m (8'2" x 6'6")

Bedroom One to Front 3.6m x 2.9m (11'9" x 9'6")

Bedroom Two to Rear 3.9m x 2.9m (12'9" x 9'6")

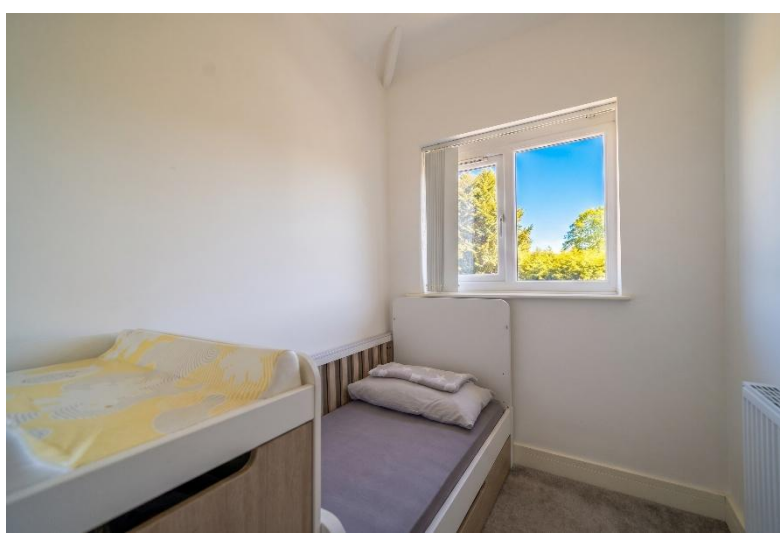
Bedroom Three to Rear 2m x 1.7m (6'6" x 5'6")

Re-Fitted Family Bathroom to Front 2m x 1.6m  
(6'6" x 5'2")

Rear Double Garage 5.3m x 5m (17'4" x 16'4")

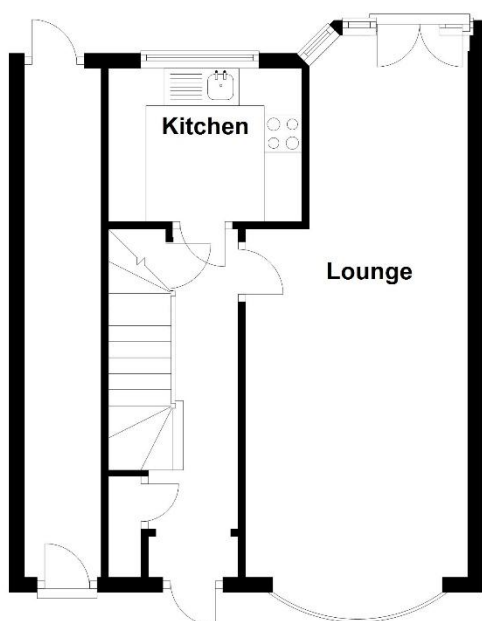
### Tenure

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



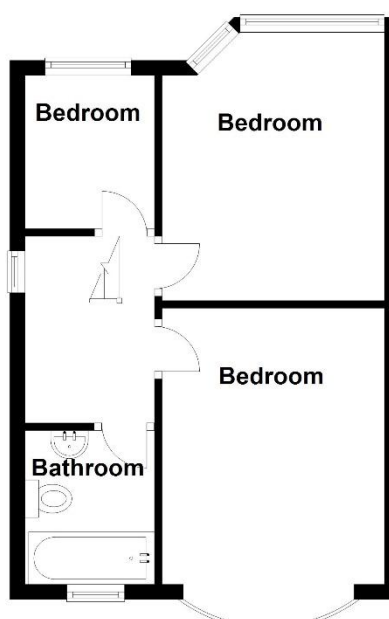
### Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



### First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.