



## Woodmeadow Road

Kings Norton, Birmingham

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen & Ground Floor Family Shower Room
- South Facing Rear Garden
- Enlarged Lounge/Diner & Driveway Parking

**£225,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A well presented mid-terrace family home situated in a most convenient location offering accommodation comprising an enlarged lounge/diner, fitted kitchen, ground floor family shower room, three bedrooms, South facing rear garden and driveway parking



## Rooms & Measurements

Enlarged Lounge/Diner to Front 6m x 3.7m (19'8" x 12'1")

Fitted Kitchen to Rear 2.9m x 2.3m (9'6" x 7'6")

Ground Floor Shower Room to Rear 2.3m x 1.5m (7'6" x 4'11")

Bedroom One to Front 3.4m x 2.6m (11'1" x 8'6")

Bedroom Two to Rear 3.2m x 2.3m (10'5" x 7'6")

Bedroom Three to Rear 2.2m x 2.1m (7'2" x 6'10")

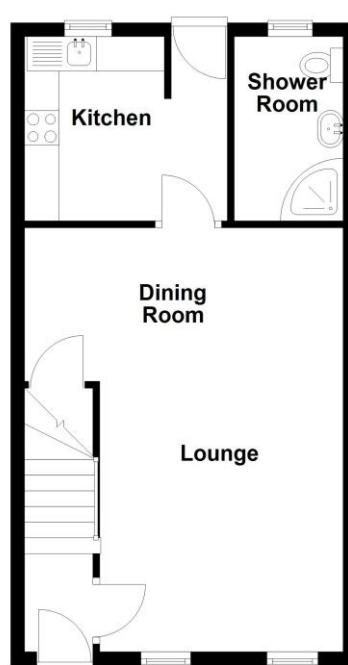
### Tenure

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. 41.1 sq. metres (442.6 sq. feet)

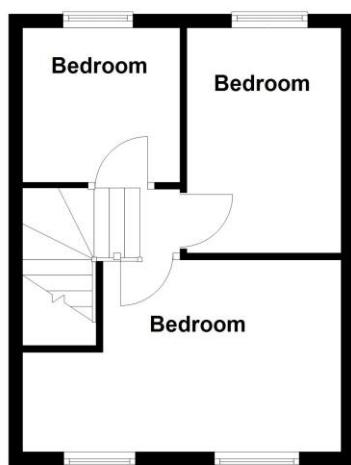


Total area: approx. 69.5 sq. metres

(747.6 sq. feet)

### First Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.