



smarthomes

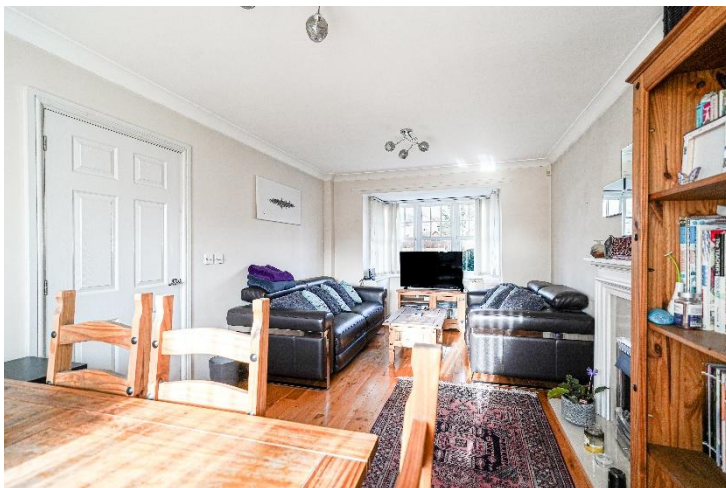
## Broad Lane

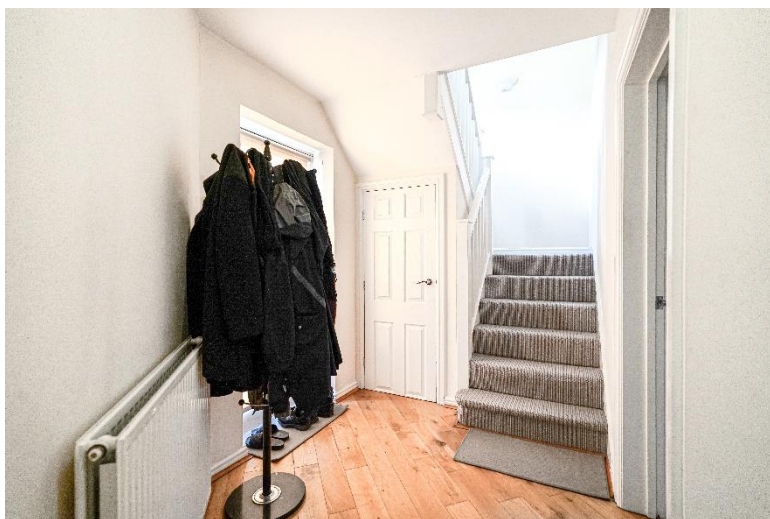
Kings Heath, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Fitted Breakfast Kitchen & Family Bathroom
- South Facing Rear Garden
- Garage & Driveway Parking

**Offers Over £340,000**

Current EPC Rating - C  
Current Council Tax Band - C





## Property Description

A very well presented family home situated in a most convenient location offering accommodation comprising a through lounge/diner, fitted breakfast kitchen, guest W.C, three good size bedrooms, family bathroom, South facing rear garden, side garage and driveway parking



## Rooms & Measurements

Through Lounge/Diner 6.1m x 3.1m (20'0" x 10'2")

Breakfast Kitchen to Front 4.6m x 3m (15'1" x 9'10")

Bedroom One to Front 4.1m x 3m (13'5" x 9'10")

Bedroom Two to Front 3.3m x 3.1m (10'9" x 10'2")

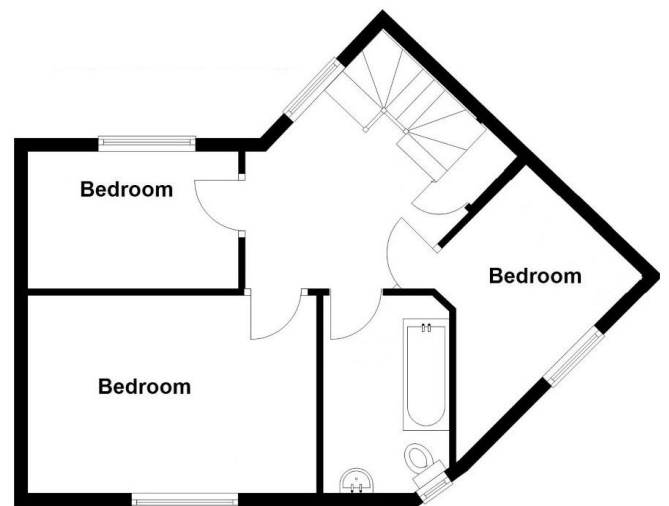
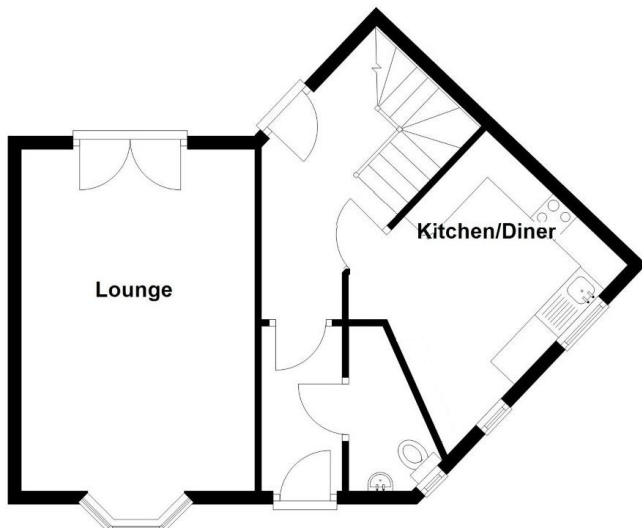
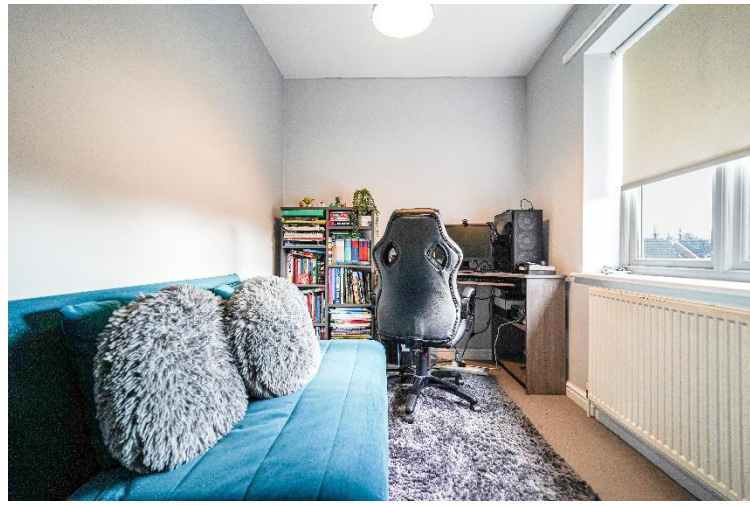
Bedroom Three to Rear 3.1m x 2m (10'2" x 6'6")

Family Bathroom to Front 2.8m max x 2.6m max (9'2" max x 8'6" max)

Side Garage 5m x 2.5m (16'4" x 8'2")

### 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 – C



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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.