



smarthomes

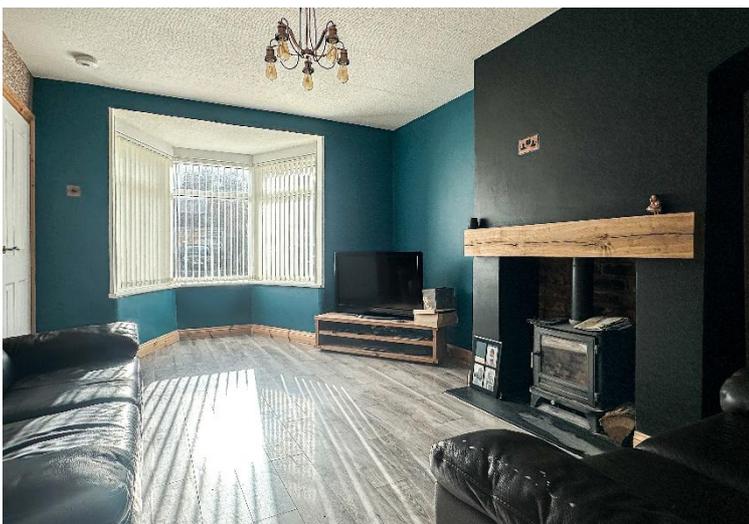
## Hollyhock Road

Acocks Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Re-Fitted Family Bathroom
- Front & Rear Gardens
- No Upward Chain

**£225,000**

Current EPC Rating - D  
Current Council Tax Band - A





## Property Description

A well presented mid-terrace property benefiting from no upward chain and offering accommodation comprising a re-fitted kitchen, lounge, re-fitted ground floor bathroom, three bedrooms and rear garden



## Rooms & Measurements

Lounge to Front 5.28m max x 5.21m max (17'3" max x 17'1" max)

Re-Fitted Kitchen to Rear 2.92m x 2.84m (9'7" x 9'4")

Re-Fitted Family Bathroom to Rear 2.79m x 1.45m (9'2" x 4'9")

Bedroom One to Front 5.21m x 3.23m (17'1" x 10'7")

Bedroom Two to Rear 3.89m x 2.84m (12'9" x 9'4")

Bedroom Three to Rear 2.92m x 2.26m (9'7" x 7'5")

### 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.

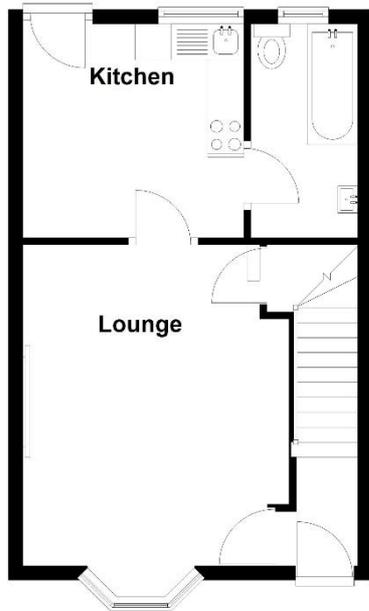
EPC supplied by Nigel Hodges.

Current council tax band – A



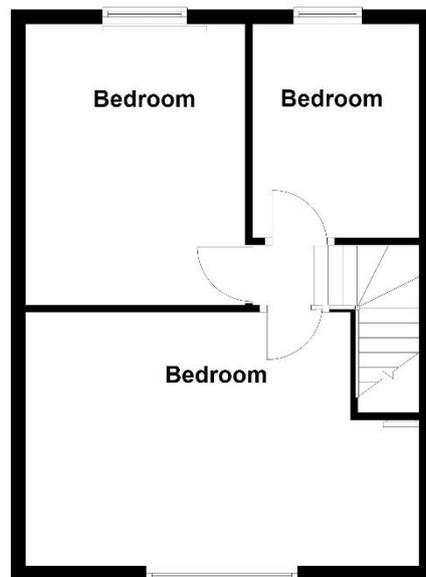
### Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 sq. feet)

316 Stratford Road  
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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 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.