



smarthomes

Besant Grove

Acocks Green, Birmingham

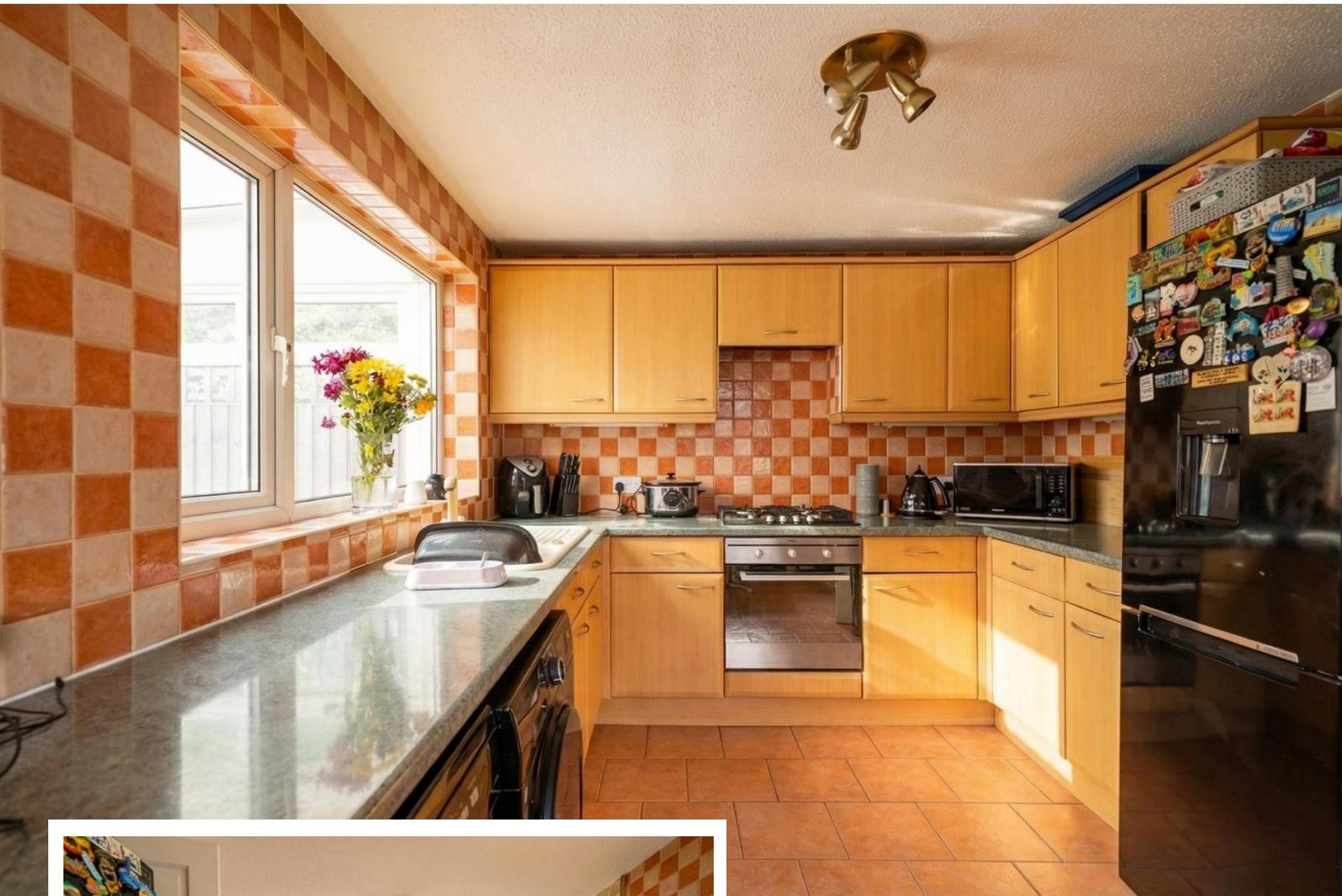
- A Well Presented & Extended Three Bedroom Semi-Detached Home
- Kitchen Breakfast Room
- Lounge
- Re-Fitted Ground Floor Bathroom
- En Suite To Master
- Conservatory
- Cul-De-Sac Location

£260,000

Current EPC Rating 56 (D)

Current Council Tax Band B





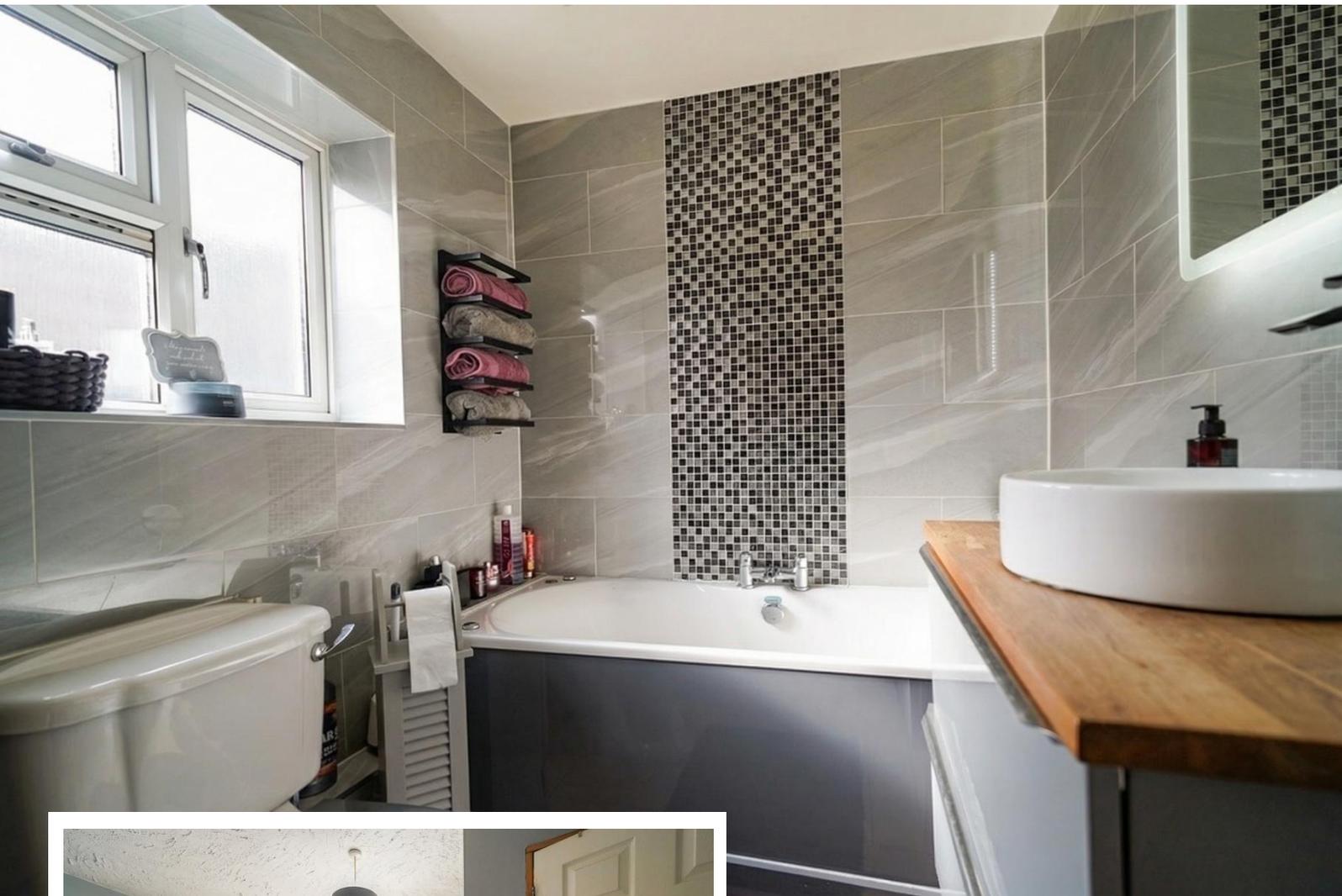
Property Description

A well presented and extended semi-detached home situated in a cul-de-sac location and offering three bedrooms, en suite to master, ground floor bathroom, lounge, kitchen breakfast room, conservatory, landscaped rear garden, off-road parking, 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 Nigel Hodges
Current council tax band – B



Rooms & Measurements

Entrance Hall

Lounge to Front - 5.41m x 3.43m (17'9" x 11'3" (to chimney)

Kitchen/Breakfast Room to Rear - 4.9m x 2.87m (16'1" x 9'5")

Lobby

Re-Fitted Ground Floor Bathroom to Side
2.39m x 1.8m (7'10" x 5'11")

Conservatory to Rear - 2.39m x 3.05m (7'10" x 10'0")

Bedroom One to Front
3.94m x 3.4m (12'11" (max) x 11'2" (max)

En Suite Shower Room

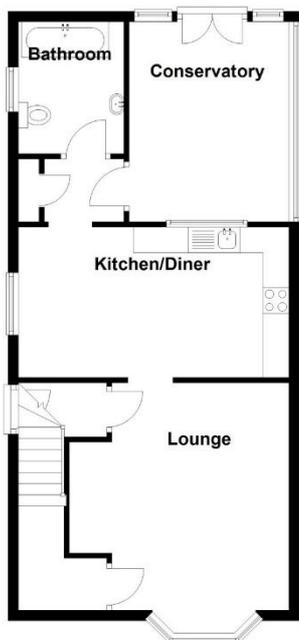
Bedroom Two to Rear - 3.89m x 2.62m (12'9" x 8'7")

Bedroom Three to Rear - 2.29m x 2.9m (7'6" x 9'6")



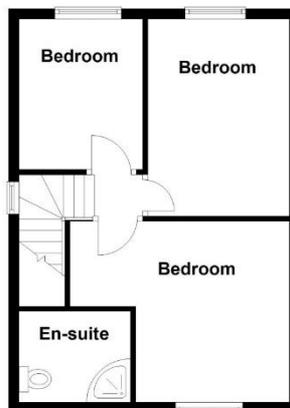
Ground Floor

Approx. 60.2 sq. metres (647.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 99.2 sq. metres (1068.0 sq. feet)

316 Stratford Road
 Shirley
 Solihull
 B90 3DN

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 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 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.