smarthomes

Trittiford Road

Billesley, Birmingham

- A Beautifully Presented & Extended Three Bedroom Home
- Re-Fitted Family Kitchen/Diner & Spacious Lounge
- Modern Family Bathroom
- No Upward Chain

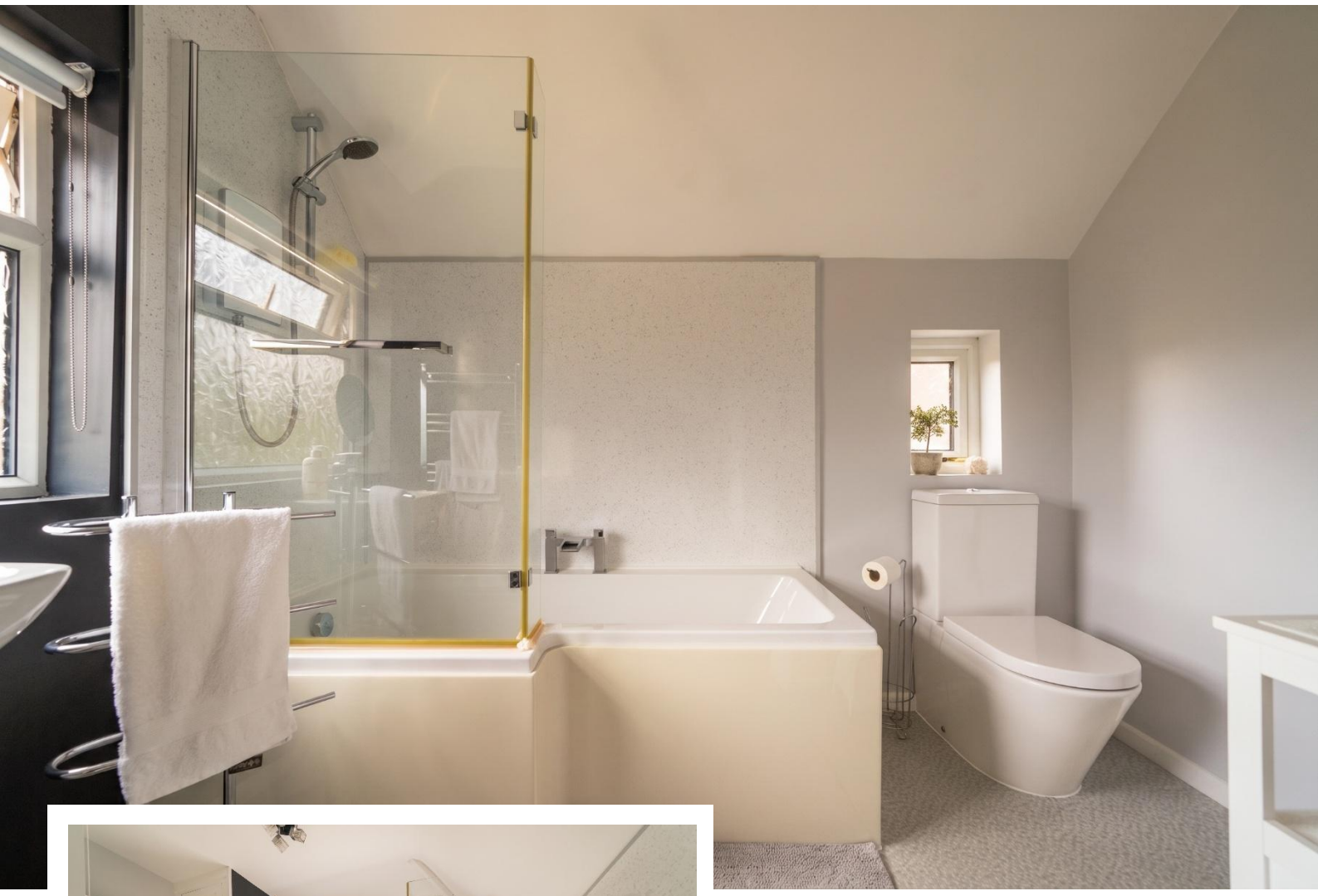
£325,000

Current EPC Rating - C

Current Council Tax Band - C

Property Description

A beautifully presented and extended semi-detached family home situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, superb re-fitted family kitchen/diner, utility room, guest W.C, three double bedrooms, modern family bathroom, private rear garden, side garage and driveway parking



Rooms & Measurements

Spacious Lounge to Front 4.67m x 3.25m (15'4" x 10'8")

Superb Re-Fitted Family Kitchen/Diner to Rear 6.25m max x 3.45m max (20'6" max x 11'4" max)

Utility Room 4.7m max x 2.03m (15'5" max x 6'8")

Guest W.C

Bedroom One to Front 3.94m x 3.3m (12'11" x 10'10")

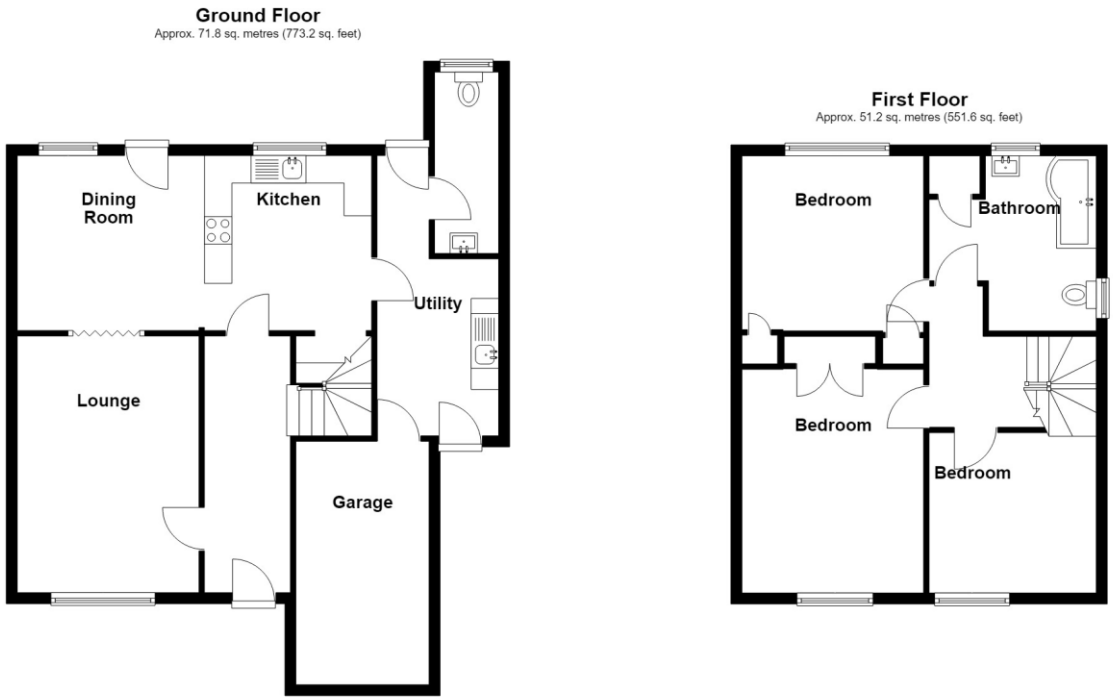
Bedroom Two to Rear 3.33m x 3.17m (10'11" x 10'5")

Bedroom Three to Front 4.01m x 2.79m (13'2" x 9'2")

Modern Family Bathroom

Side Garage 4.6m x 2.46m (15'1" x 8'1")

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



Total area: approx. 123.1 sq. metres (1324.8 sq. feet)

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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.