

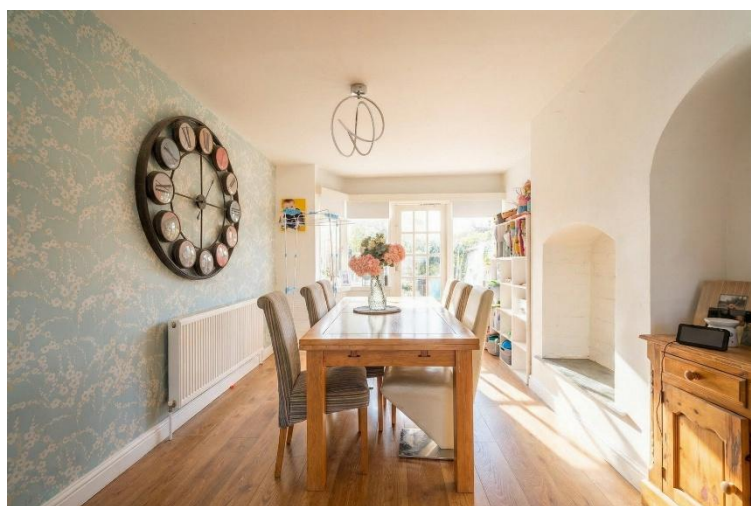


Elmdon Road
Acocks Green, Birmingham

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Spacious Through Lounge/Diner
- Extended Fitted Kitchen

Offers Over £270,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

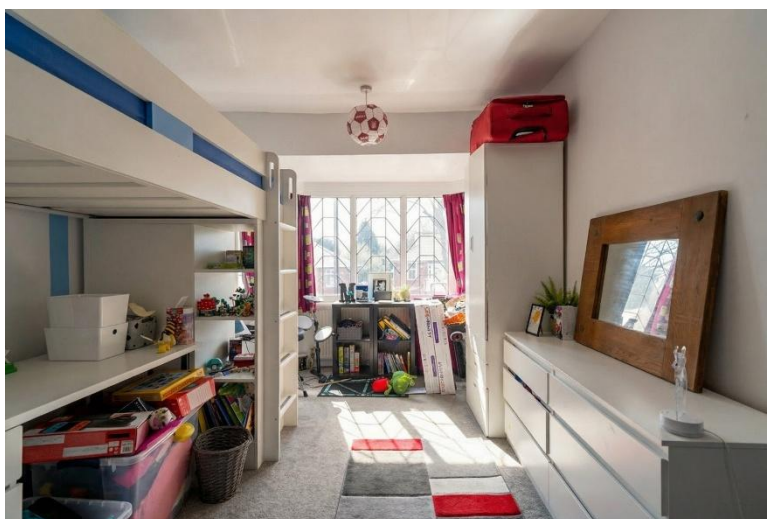
A well presented semi-detached family home offering accommodation comprising a spacious through lounge/diner, extended fitted kitchen, covered side passage, three bedrooms, family bathroom, separate W.C and rear garden

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



Rooms & Measurements

Entrance Hallway

Spacious Through Lounge/Diner - 8.9m x 3.1m (29'2" x 10'2")

Extended Fitted Kitchen to Rear - 6.4m x 1.8m (20'11" x 5'10")

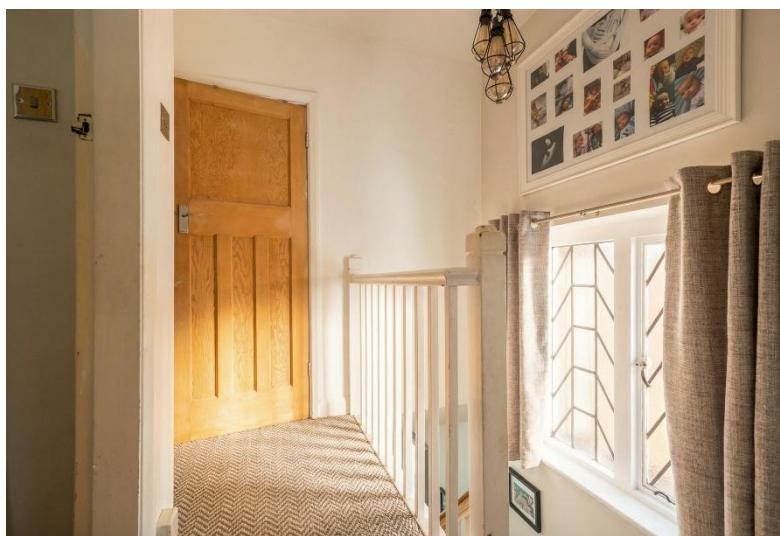
Bedroom One to Front - 4.6m x 2.8m (15'1" x 9'2")

Bedroom Two to Rear - 4.1m x 3.1m (13'5" x 10'2")

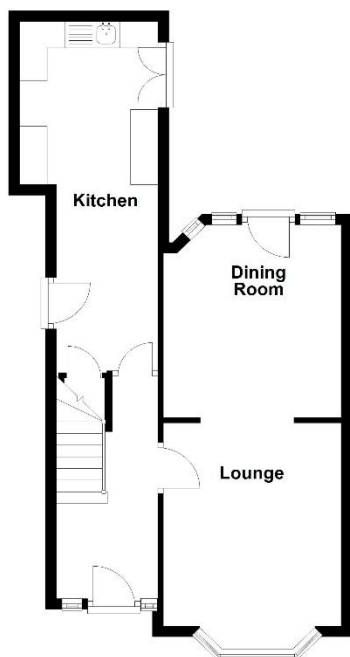
Bedroom Three to Front - 2.4m x 2.1m (7'10" x 6'10")

Re-Fitted Family Bathroom to Rear - 2.2m x 1.8m (7'2" x 5'10")

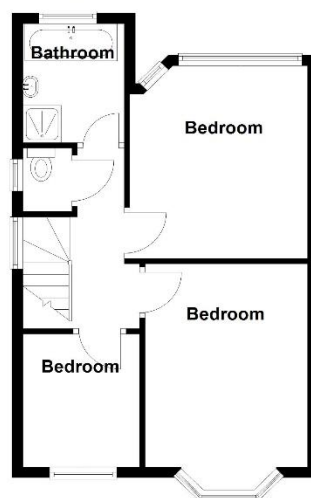
Separate W.C



Ground Floor
Approx. 47.1 sq. metres (507.5 sq. feet)



First Floor
Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 87.6 sq. metres (942.5 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.