



smarthomes

## Liddon Road

Acocks Green, Birmingham

- A Three Bedroom Mid-Terrace Property
- Southerly Facing Rear Garden
- Four Piece Ground Floor Bathroom
- Gas Central Heating & Double Glazing

**Offers Over £220,000**

Current EPC Rating - 66 (D)

Current Council Tax Band - A





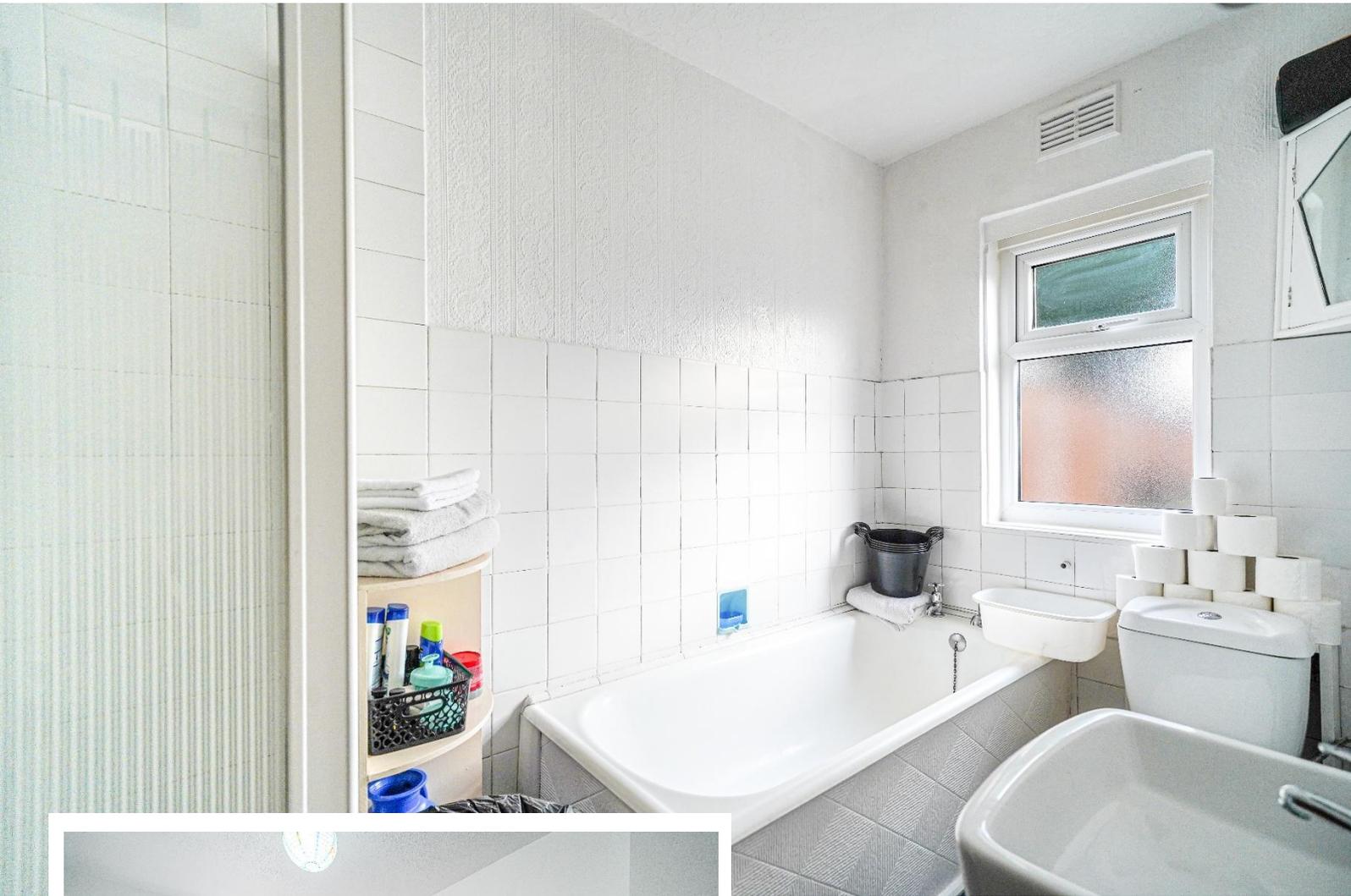
## Property Description

A three bedroom mid-terrace property benefiting from lounge, kitchen, four piece ground floor bathroom, double glazing, gas central heating, pressed concrete driveway and pleasant Southerly facing rear garden

### Tensure

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 vendor  
Current council tax band – A



## Rooms & Measurements

Entrance Hall

Lounge to Front - 5.28m x 3.71m (17'4" x 12'2")

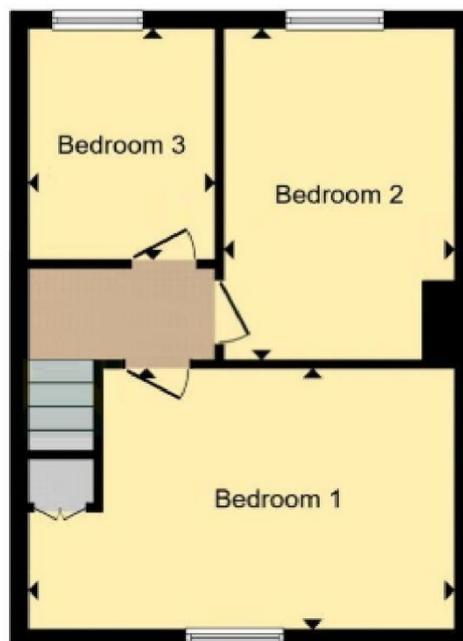
Kitchen to Rear - 3.07m x 3.07m (10'1" x 10'1")

Four Piece Ground Floor Bathroom - 1.55m x 3.1m (5'1" x 10'2")

Bedroom One to Front - 5.23m x 3.33m (17'2" x 10'11")

Bedroom Two to Rear - 3.94m x 3m (12'11" x 9'10")

Bedroom Three to Rear - 2.26m x 3.2m (7'5" x 10'6")



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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.