



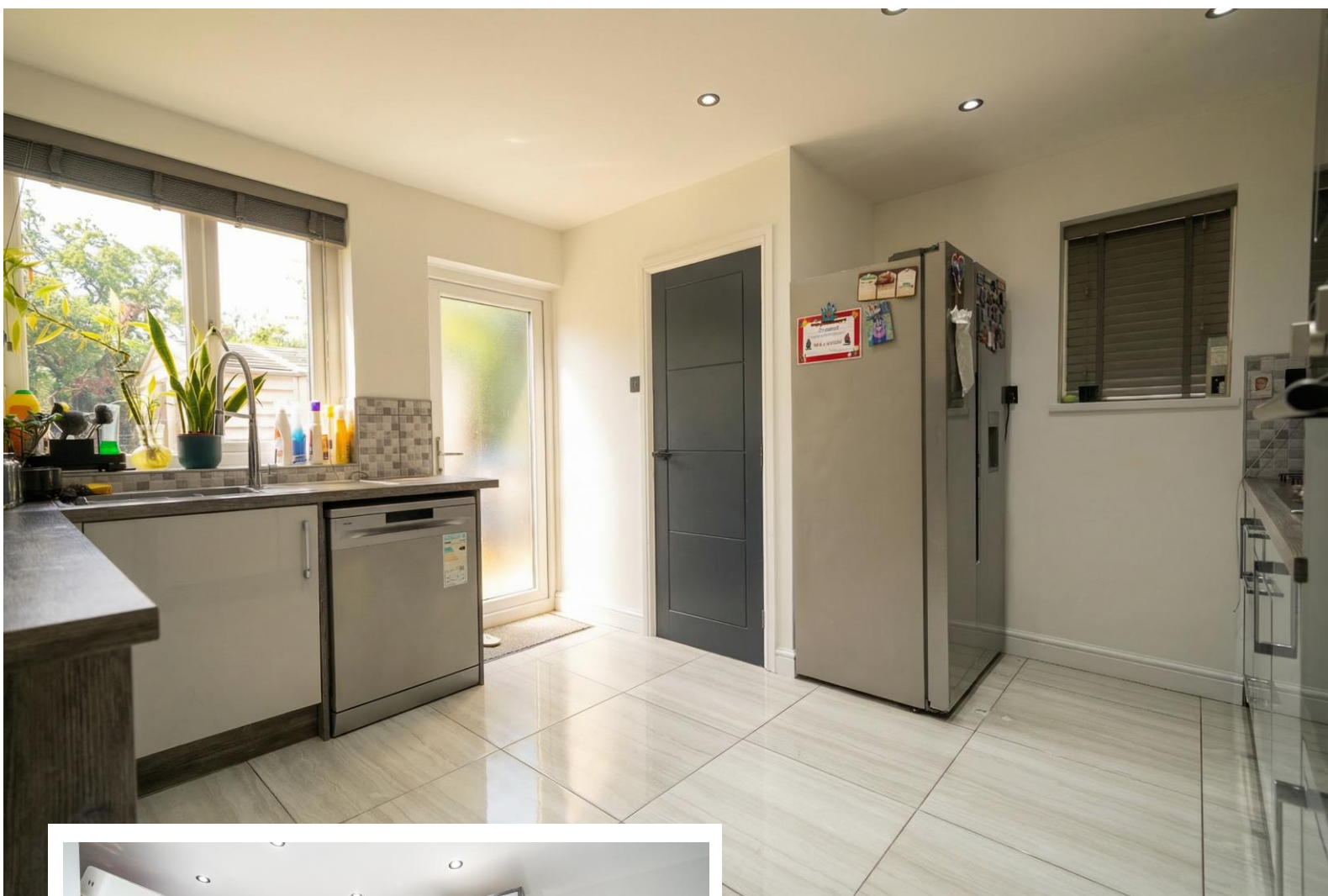
Yardley Wood Road Billesley, Birmingham

- A Very Well Presented Four Bedroom Family Home
- Re-Fitted Kitchen & Family Shower Room
- Air Conditioning & Large Rear Garden
- Two Reception Rooms

£330,000

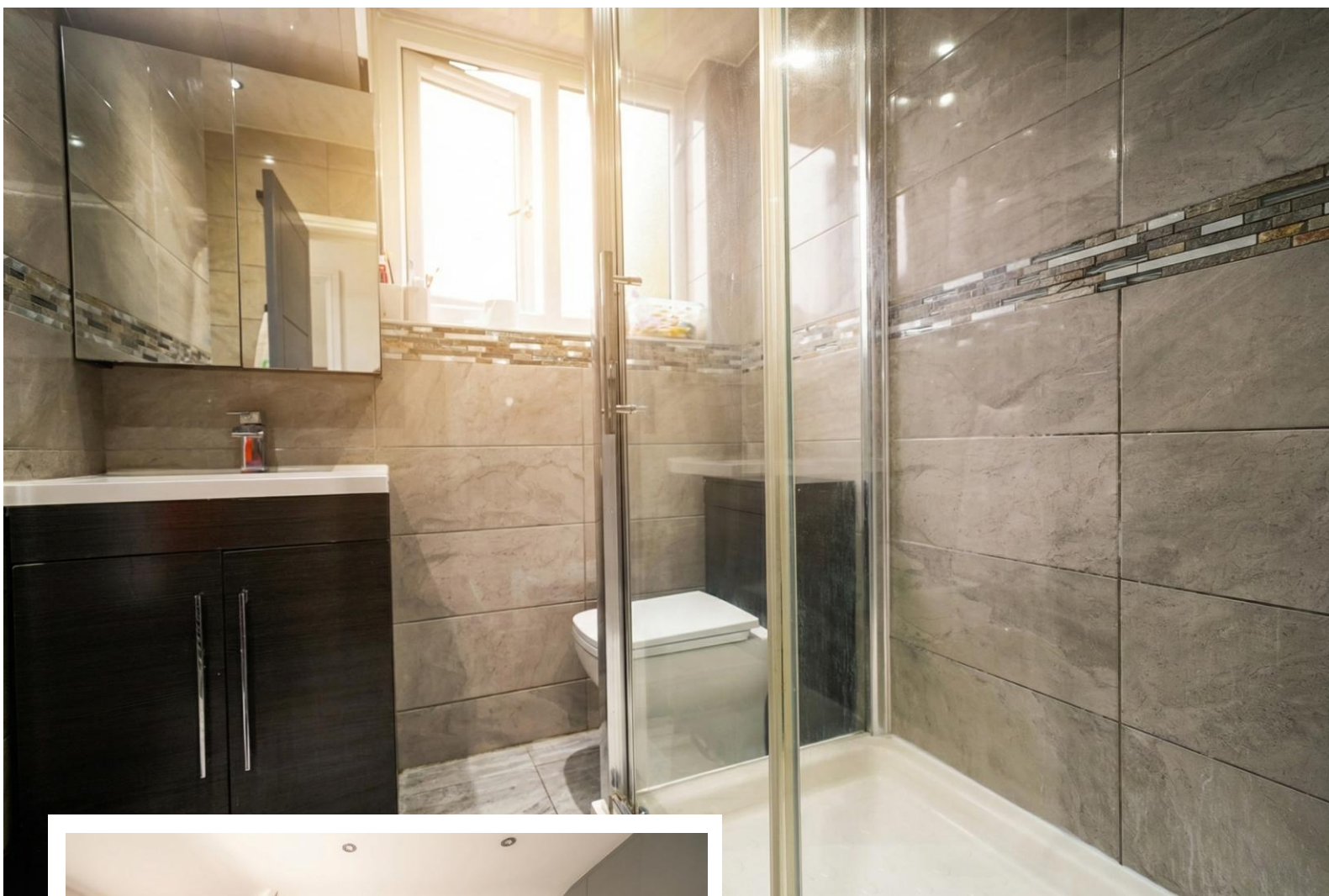
Current EPC Rating - D
Current Council Tax Band - B





Property Description

A beautifully presented and completely refurbished semi-detached family home situated in a most convenient location. Benefiting from air conditioning and offering accommodation comprising two reception rooms, re-fitted kitchen, guest W.C, four bedrooms, re-fitted family shower room and large rear garden



Rooms & Measurements

Lounge to Rear 4.37m x 3.76m (14'4" x 12'4")

Re-Fitted Kitchen to Rear 3.78m x 3.61m (12'5" x 11'10")

Dining Room to Front 4.11m x 3.05m (13'6" x 10'0")

Bedroom One to Rear 3.68m x 3.25m (12'1" x 10'8")

Bedroom Two to Front 3.68m x 2.97m (12'1" x 9'9")

Bedroom Three to Rear 2.87m x 2.29m (9'5" x 7'6")

Bedroom Four to Rear 2.87m x 2.16m (9'5" x 7'1")

Re-Fitted Family Shower Room to Side

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 vendor. Current council tax band – B



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
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 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.