



smarthomes

## Warstock Road

Kings Heath, Birmingham

- A Spacious Three Bedroom Semi-Detached Family Home
- Breakfast Kitchen & Re-Fitted Family Bathroom
- South Facing Rear Garden
- Block Paved Driveway Parking

**£225,000**

Current EPC Rating - D  
Current Council Tax Band - B







### **Property Description**

A three double bedroom semi-detached property benefiting from kitchen breakfast room, re-fitted bathroom, lounge, pleasant Southerly facing rear garden and off road parking





## Rooms & Measurements

Lounge Diner to Front - 6.02m x 4.19m (19'9" x 13'9")

Kitchen/Breakfast Room to Rear - 3.1m x 4.04m (10'2" x 13'3")

Re-Fitted Ground Floor Bathroom to Rear

Bedroom One to Front - 3.94m x 3.86m (12'11" x 12'8")

Bedroom Two to Side - 3.96m x 2.39m (13'0" x 7'10")

Bedroom Three to Rear - 2.92m x 3.43m (9'7" x 11'3")

### Tenure

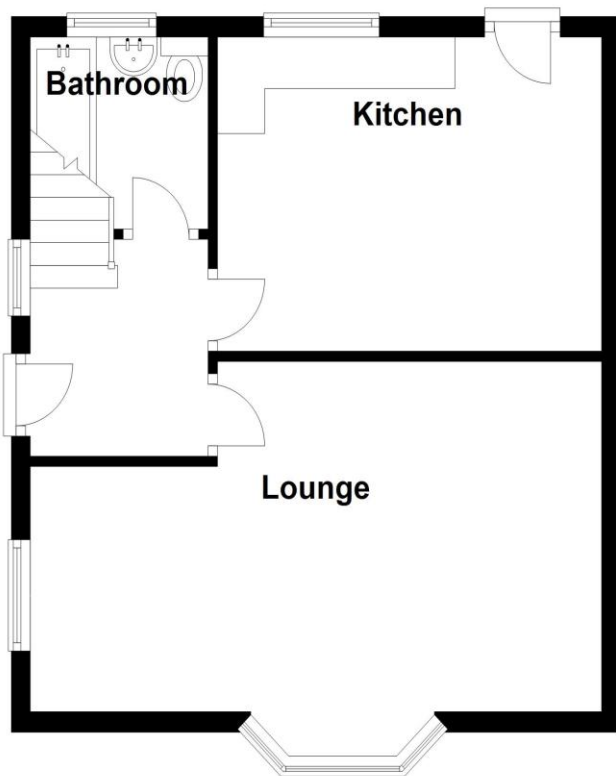
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

Current council tax band – B

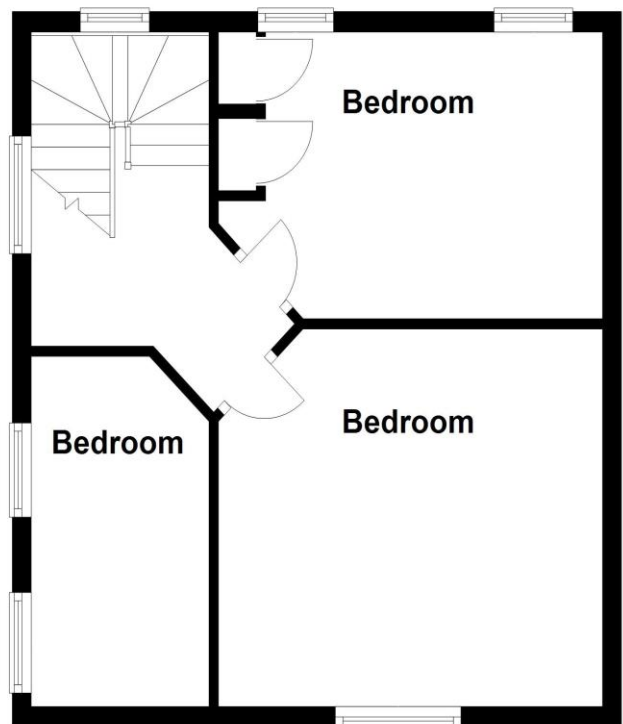




**Ground Floor**



**First Floor**



Total area: approx. 79.5 sq. metres (855.9 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.