



smarthomes

## Broom Hall Crescent

Acocks Green, Birmingham

- A Well Maintained Two Double Bedroom Family Home
- Fitted Kitchen/Diner & En-Suite Shower Room
- Landscaped Westerly Facing Rear Garden
- Ample Driveway Parking & Detached Garage

**Offers Over £230,000**

Current EPC Rating - TBC  
Current Council Tax Band - B





## Property Description

A well maintained semi-detached property situated in a most convenient location and offering accommodation comprising lounge, fitted kitchen/diner, utility room, ground floor bathroom, guest W.C, master bedroom with walk in wardrobe and modern en-suite shower room, further spacious double bedroom, Westerly facing rear garden, detached garage and ample driveway parking



## Rooms & Measurements

Lounge to Front 3.76m x 3.2m max (12'4" x 10'6" max)

Fitted Kitchen/Diner to Rear 4.7m x 3.2m (15'5" x 10'6")

Utility Room 2.01m x 1.75m (6'7" x 5'9")

Ground Floor Bathroom to Side 1.73m x 1.7m (5'8" x 5'7")

Guest W.C

Bedroom One to Rear 4.65m x 2.79m (15'3" x 9'2")

En-Suite Shower Room to Rear 2.24m x 2.18m (7'4" x 7'2")

Walk in Wardrobe 2.26m x 1.22m (7'5" x 4'0")

Bedroom Two to Front 4.09m x 3.63m (13'5" x 11'11")

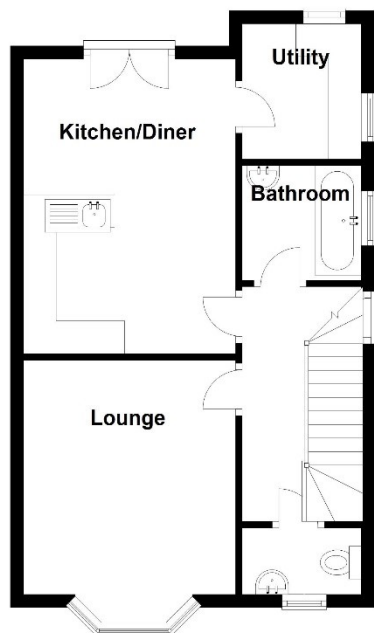
Tenure

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.

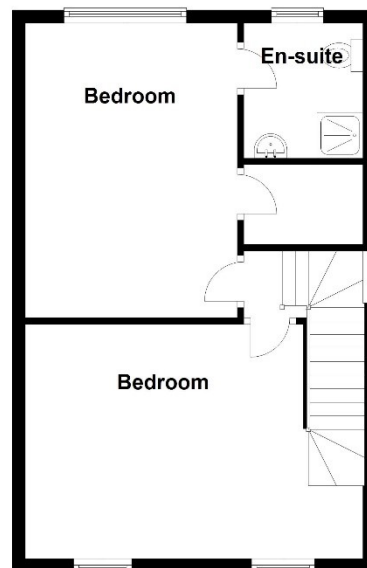
Current council tax band – B



**Ground Floor**



**First Floor**



Total area: approx. 85.6 sq. metres (921.4 sq. feet)

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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 and 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.