



smarthomes

Wynford Road

Acocks Green, Birmingham

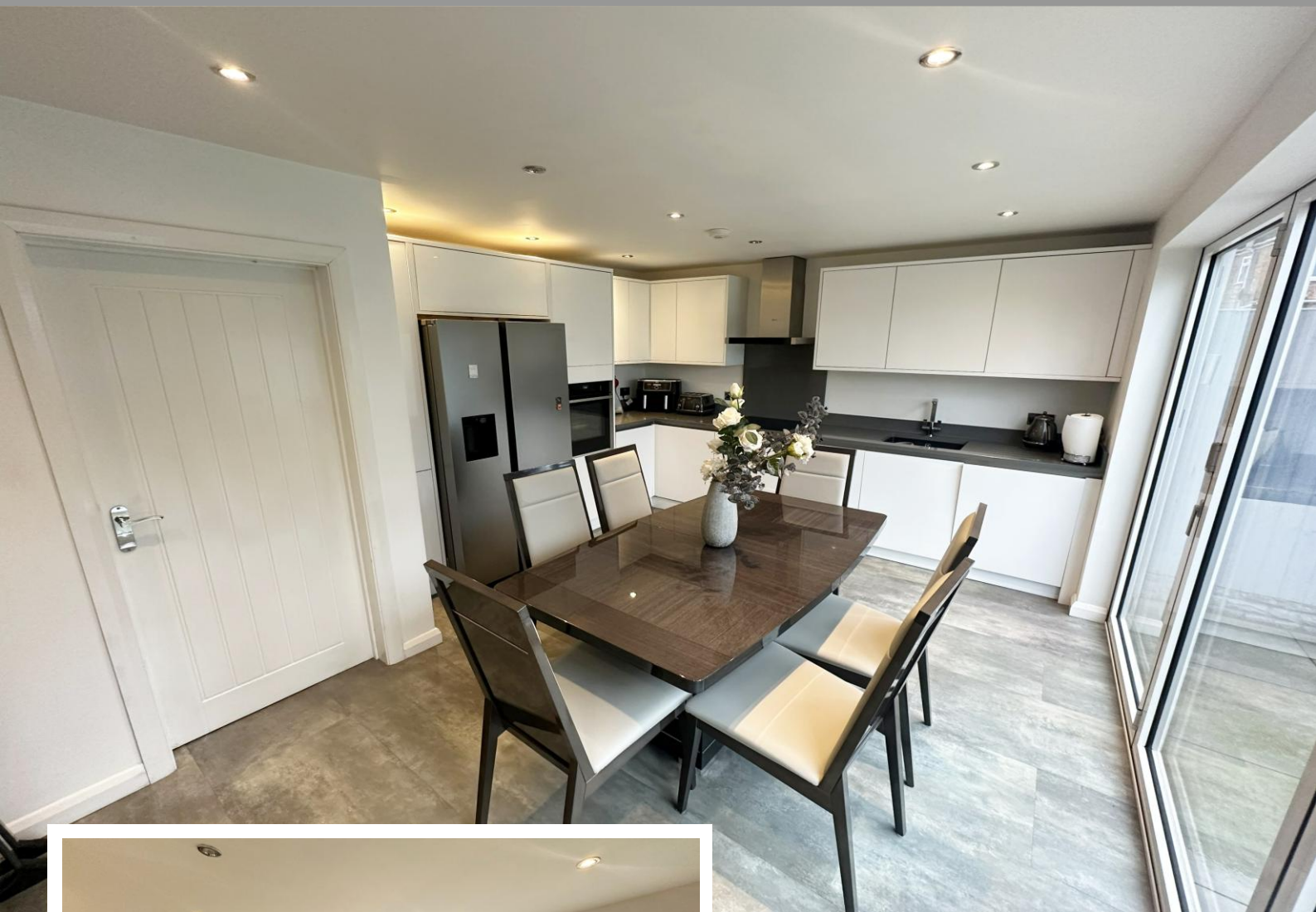
- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen/Diner & Family Bathroom
- Landscaped Westerly Facing Rear Garden
- Driveway Parking

Offers Over £290,000

Current EPC Rating - D

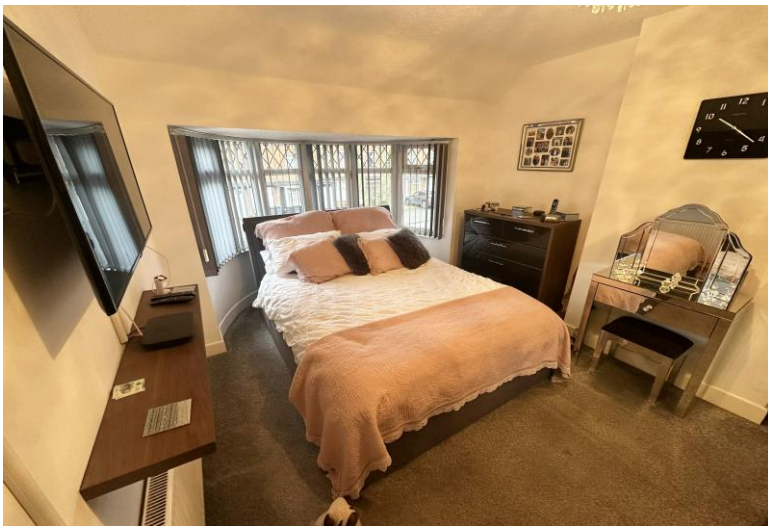
Current Council Tax Band - C





Property Description

A very well presented semi-detached family home offering accommodation comprising a re-fitted kitchen/diner, lounge, three bedrooms, re-fitted bathroom, separate W.C, low maintenance Westerly facing rear garden and driveway parking



Rooms & Measurements

Lounge to Front 4.4m x 3.5m (14'5" x 11'5")

Re-Fitted Kitchen/Diner to Rear 5.11m max x 3.66m max (16'9" max x 12'0" max)

Bedroom One to Front 3.4m plus bay x 3.2m (11'1" plus bay x 10'5")

Bedroom Two to Rear 3.7m x 3.2m (12'1" x 10'5")

Bedroom Three to Front 2.6m x 2m (8'6" x 6'6")

Re-Fitted Bathroom to Rear 1.9m x 1.7m (6'2" x 5'6")

Separate W.C

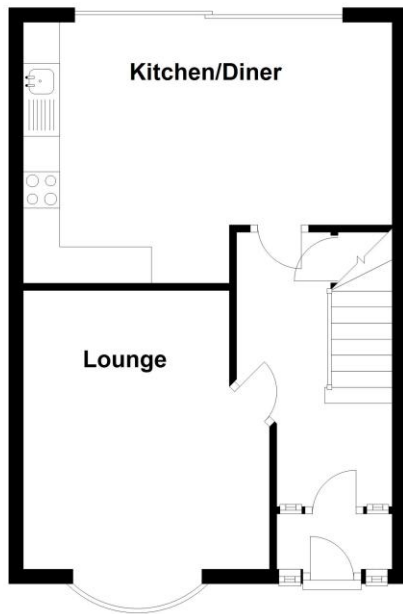
Tenure

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.

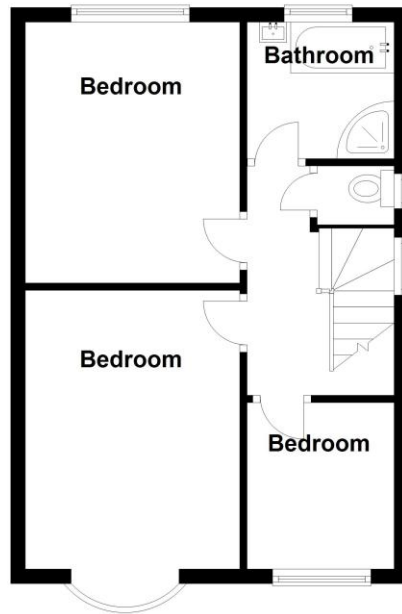
EPC supplied by vendor. Current council tax band – C



Ground Floor



First Floor



Total area: approx. 76.5 sq. metres (823.7 sq. feet)

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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 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.