



smarthomes

Hanbury Croft

Acocks Green, Birmingham

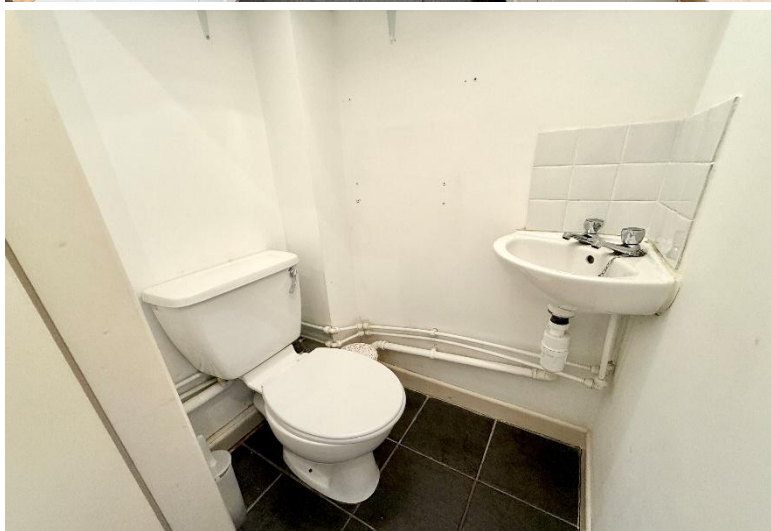
- A Very Well Presented Three Bedroom Family Home
- Extended Breakfast Kitchen & Family Bathroom
- Large Westerly Facing Rear Garden
- Two Reception Rooms

OIRO £300,000

Current EPC Rating - D

Current Council Tax Band - C





Property Description

A very well presented semi-detached family home situated in a cul-de-sac location. Offering accommodation comprising two reception rooms, extended breakfast kitchen, utility room, guest W.C, three bedrooms, re-fitted four piece family bathroom, large Westerly facing rear garden and driveway parking



Rooms & Measurements

Dining Room to Front 3.53m x 3.25m (11'7" x 10'8")

Lounge to Rear 4.09m x 3.25m (13'5" x 10'8")

Extended Breakfast Kitchen to Rear 4.04m x 2.18m (13'3" x 7'2")

Utility Room

Guest W.C

Bedroom One to Rear 4.11m x 2.54m (13'6" x 8'4")

Bedroom Two to Front 3.71m x 2.79m (12'2" x 9'2")

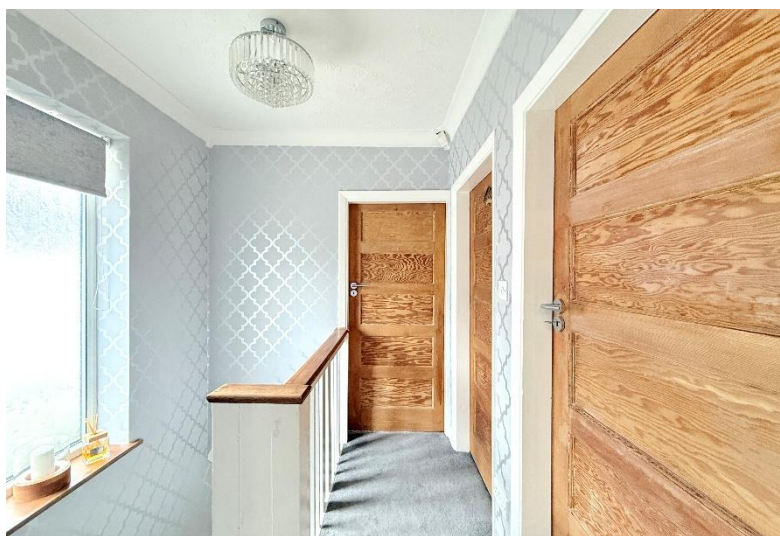
Bedroom Three to Front 2.06m x 2.01m (6'9" x 6'7")

Re-Fitted Four Piece Family Bathroom 2.29m x 1.63m (7'6" x 5'4")

Tenure

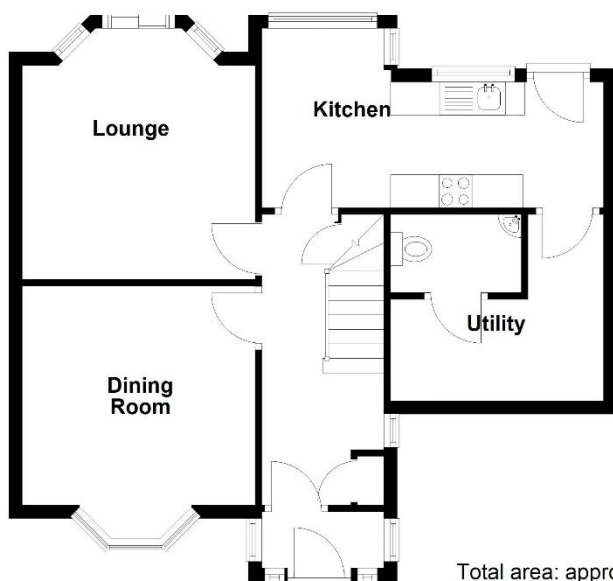
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C



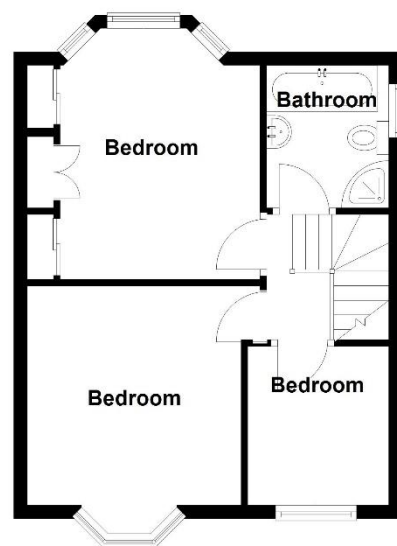
Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 94.2 sq. metres (1013.9 sq. feet)

316 Stratford Road
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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.