



smarthomes

Victoria Road

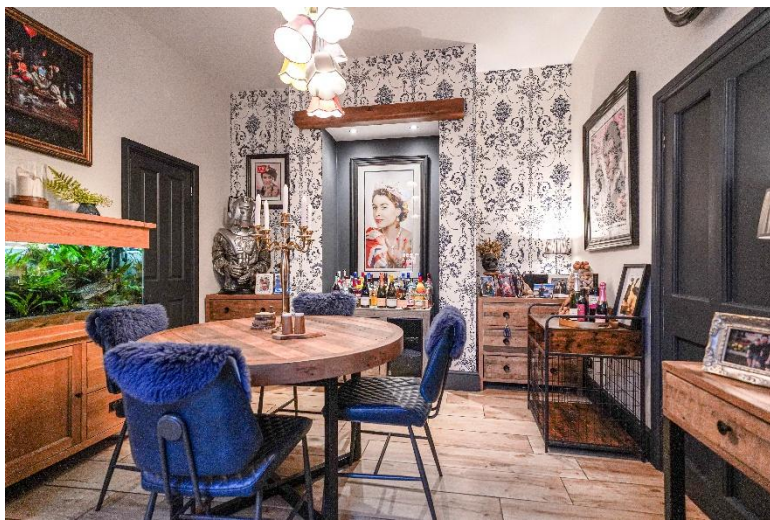
Acocks Green, Birmingham

- A Beautifully Presented Four/Five Bedroom Family Home
- Extended & Re-Fitted Kitchen & Luxury Family Bathroom
- Converted Basement/Cinema Room & Landscaped Rear Garden
- Ground Floor Shower Room & Conservatory

Auction Guide Price
£500,000

Current EPC Rating - D
Current Council Tax Band - E





Property Description

MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply. Smart Homes are delighted to bring to the market this elegant "turn key" family home being sold via the modern method of auction due to an imminent work relocation. The property is situated in a most convenient location and offers superb spacious accommodation comprising two formal reception rooms, stunning family kitchen/dining room, four double bedrooms, walk in wardrobe, luxury family bathroom, separate W.C, superb cinema/games room, delightful mature rear garden and driveway parking.



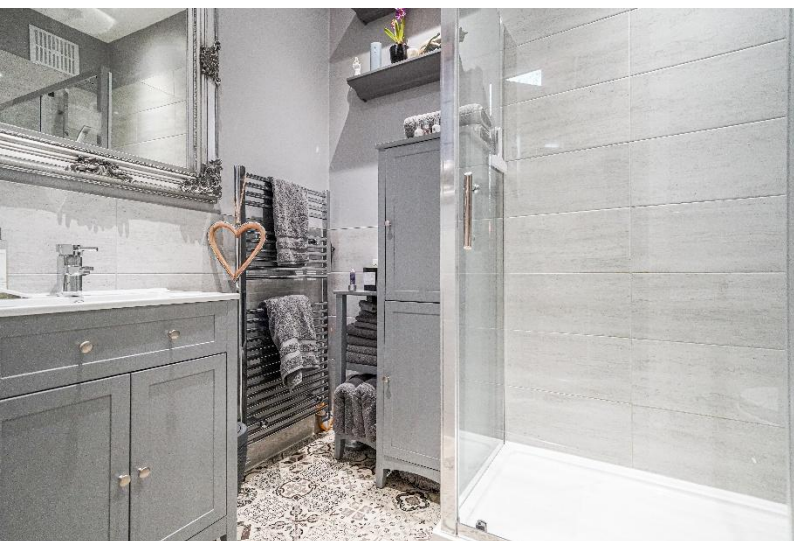
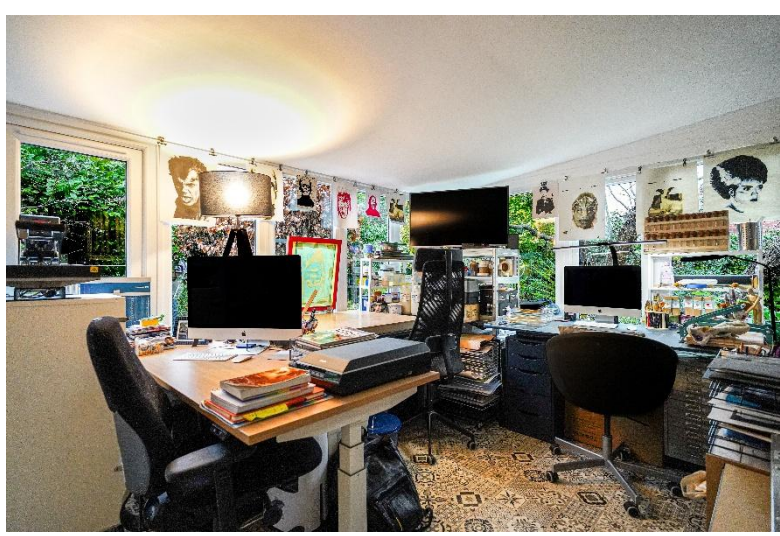
Rooms & Measurements

- Lounge One 5m plus bay x 3.9m (16'4" plus bay x 12'9")
- Lounge Two 4m x 4m (13'1" x 13'1")
- Kitchen 5.1m x 3.3m (16'8" x 10'9")
- Dining Room 3.9m x 3.5m (12'9" x 11'5")
- Conservatory 4.6m x 3.5m (15'1" x 11'5")
- Shower Room 2.3m x 1.5m (7'6" x 4'11")
- Bedroom One 4.9m x 3.5m (16'0" x 11'5")
- Bedroom Two 3.9m x 3.5m (12'9" x 11'5")
- Bedroom Three 4m x 3.6m (13'1" x 11'9")
- Bedroom Four 4.9m x 2.2m (16'0" x 7'2")
- Bathroom 1.9m x 1.8m (6'2" x 5'10")
- Basement Cinema Room 5.7m x 3.6m (18'8" x 11'9")

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 – E



Ground Floor



First Floor

Basement / Lower Ground Floor

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 Shirley
 Solihull
 B90 3DN

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 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 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.