



smarthomes

## Shawley Croft

Acocks Green, Birmingham

- A Well-Presented Semi-Detached Property
- Two Good Size Bedrooms
- Good Sized Lounge & Modern Kitchen/Diner
- Landscaped South Facing Garden

**£230,000**

Current EPC Rating - C  
Current Council Tax Band - B



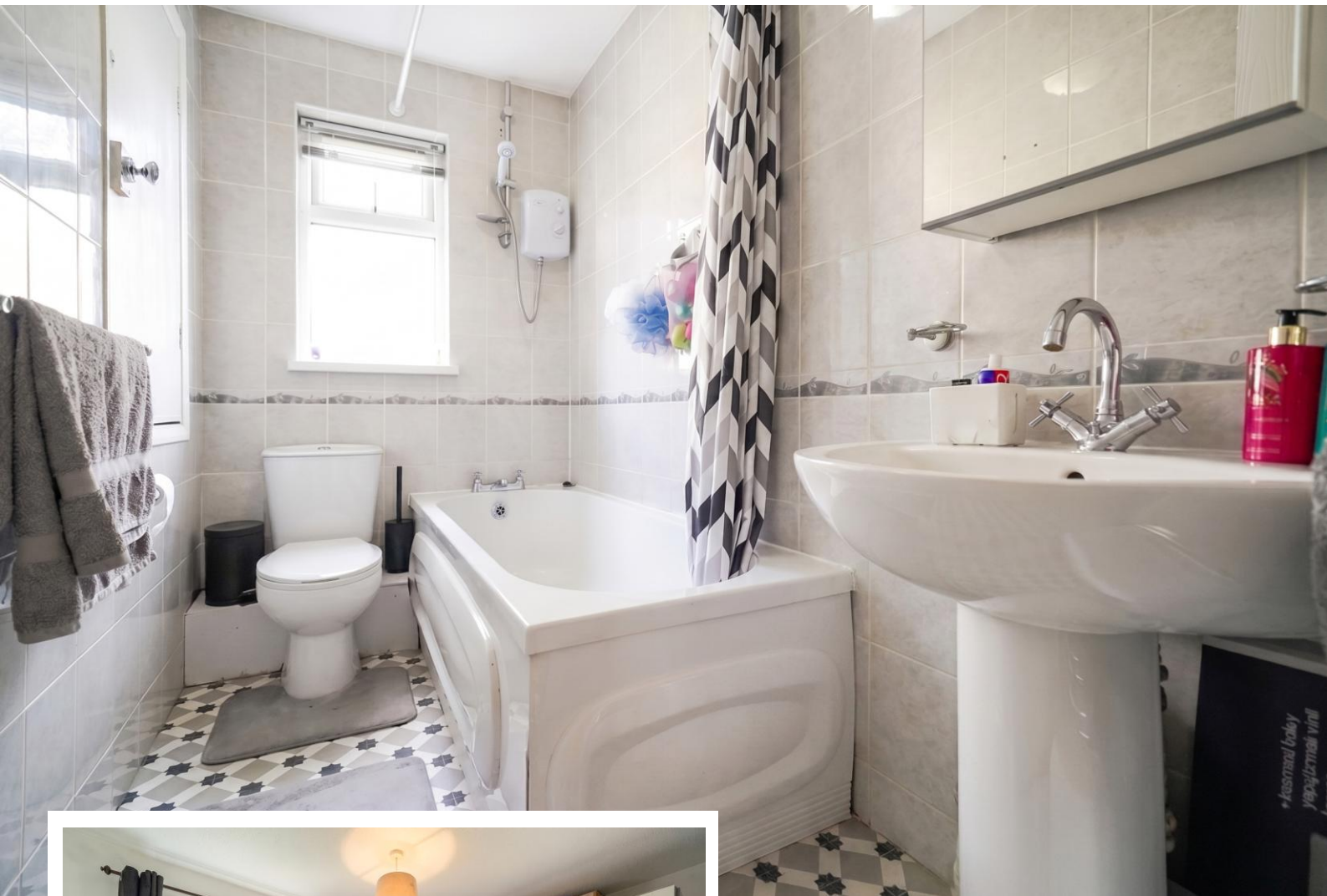


## Property Description

A well presented modern style semi-detached property situated in a discreet cul-de-sac location. Offering accommodation comprising an entrance porch, spacious lounge, modern kitchen/diner, two good size bedrooms, family bathroom, landscaped South facing rear garden and driveway parking

### 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 – B



## Rooms & Measurements

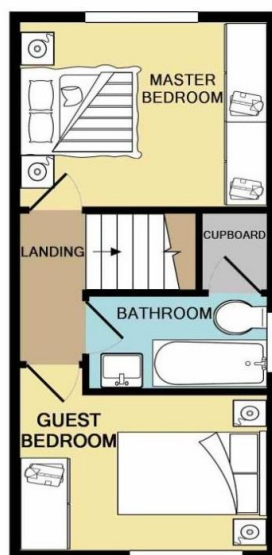
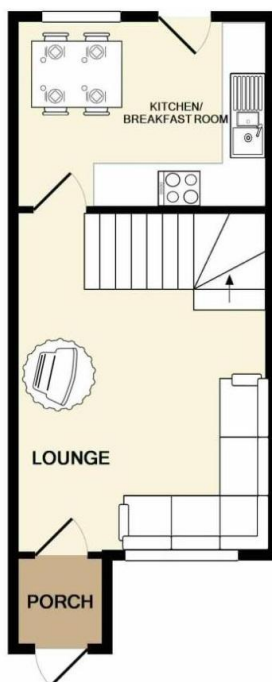
Spacious Lounge to Front 4.8m x 3.6m  
(15'8" x 11'9")

Modern Kitchen/Diner to Rear 3.6m x 2.6m  
(11'9" x 8'6")

Bedroom One to Rear 3.6m x 2.7m (11'9" x  
8'10")

Bedroom Two to Front 3.6m x 2.2m (11'9" x  
7'2")

Family Bathroom to Side 2.6m x 1.3m (8'6"  
x 4'3")



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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.