



Gracemere Crescent Hall Green, Birmingham

- A Lovely Three Bedroom End-Terrace Family Home
- Modern Fitted Kitchen/Diner & Modern Family Bathroom
- West Facing Rear Garden with Timber Framed Office
- Driveway with Two Parking Spaces

£260,000

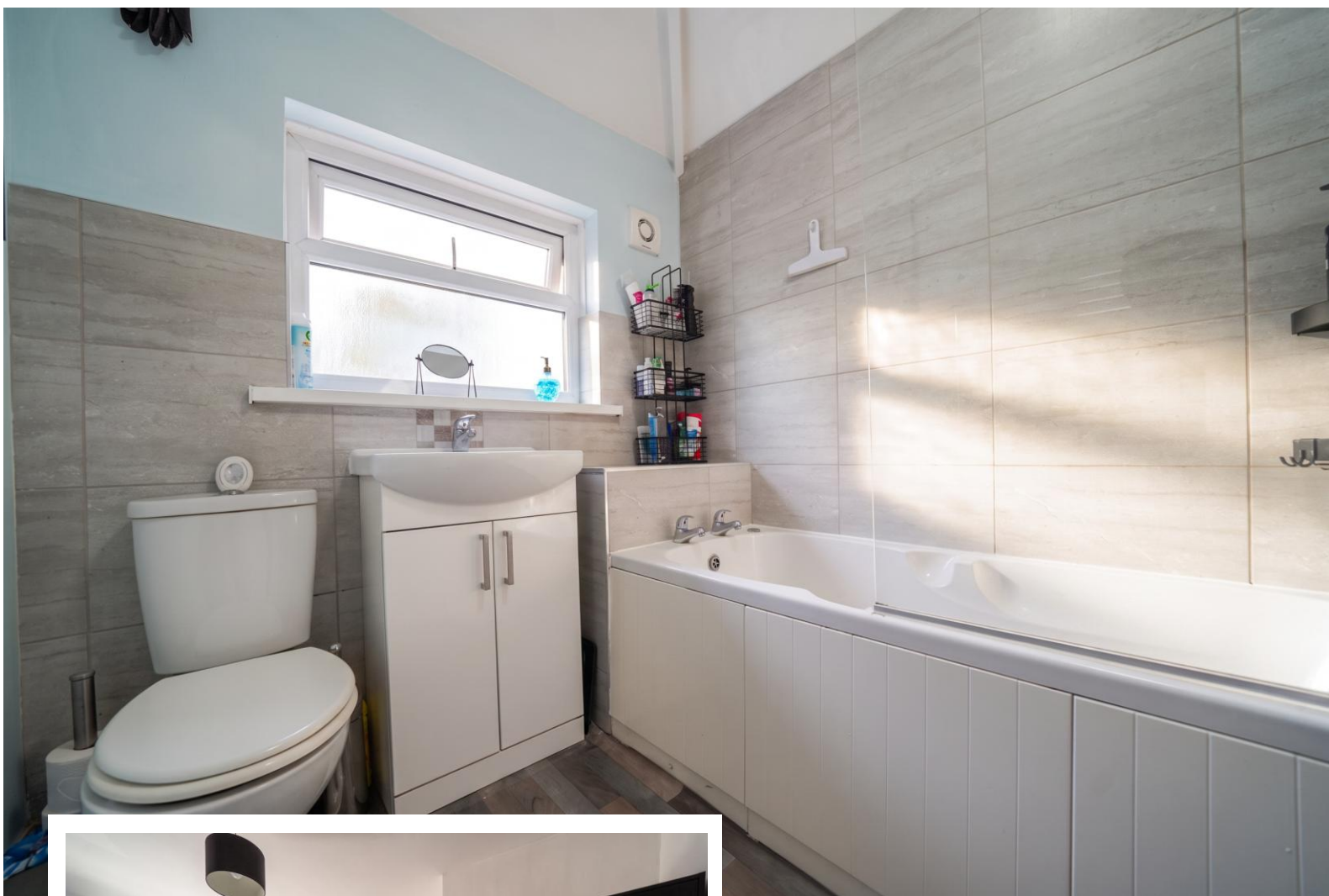
Current EPC Rating - D
Current Council Tax Band - B





Property Description

An extremely well presented end-terrace property situated in a popular location offering accommodation comprising a spacious lounge, modern kitchen/diner, three bedrooms, modern family bathroom, driveway parking and an extensive West facing rear garden with timber framed office



Rooms & Measurements

Spacious Lounge to Front 5.2m x 4m (17'0" x 13'1")

Modern Kitchen/Diner to Rear 4.9m x 2.7m (16'0" x 8'10")

Bedroom One to Front 3.8m x 3m (12'5" x 9'10")

Bedroom Two to Rear 3m x 2.9m (9'10" x 9'6")

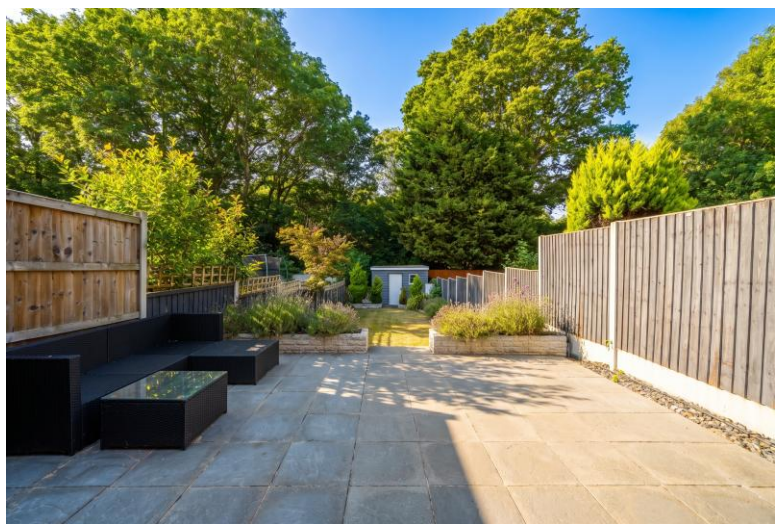
Bedroom Three to Front 2.5m x 1.9m (8'2" x 6'2")

Modern Family Bathroom to Rear 2.1m x 1.8m (6'10" x 5'10")

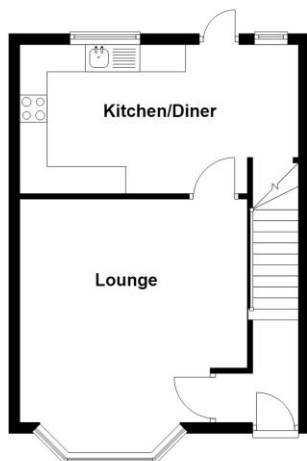
Timber Framed Office 4.7m x 3.2m (15'5" x 10'5")

Tenure

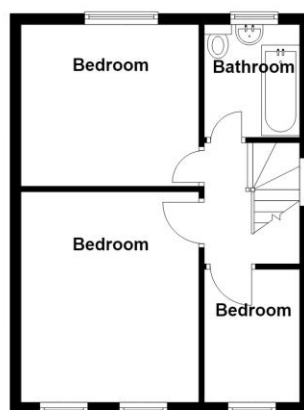
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



Ground Floor
Approx. 367.8 sq. feet



First Floor
Approx. 382.2 sq. feet



Total area: approx. 750.1 sq. feet

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
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 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.