

smarthomes

Baldwins Lane

Shirley, Solihull

- An Extended Semi-Detached Three Bedroom Family Home
- Extended Breakfast Kitchen & Family Bathroom
- Large Southerly Facing Rear Garden
- Driveway Parking

£325,000

Current EPC Rating - D

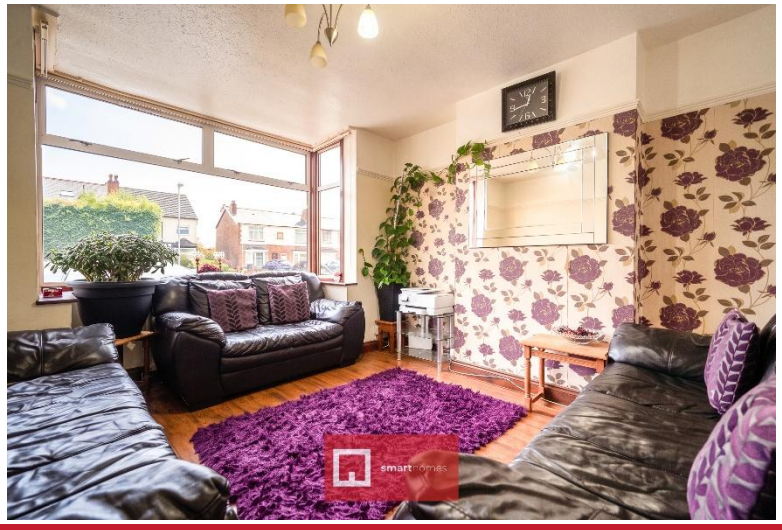
Current Council Tax Band - D









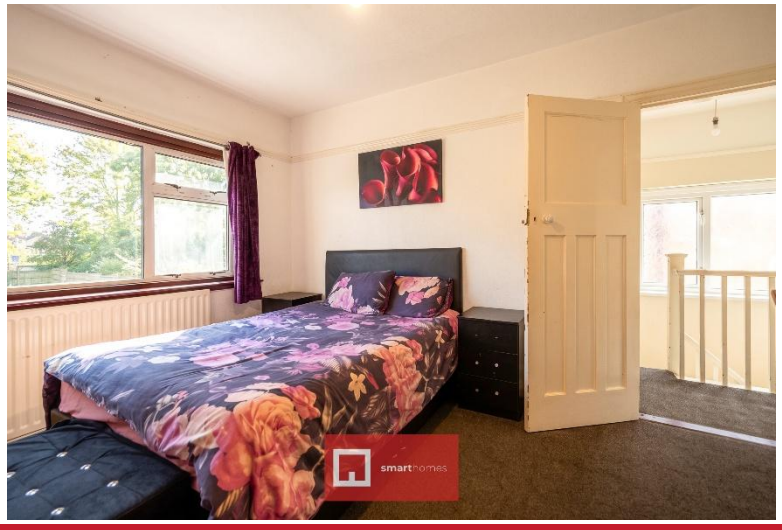


Property Description

An extended semi-detached family home situated in a most popular and convenient location offering accommodation comprising two reception rooms, extended breakfast kitchen, useful covered side passage, three bedrooms, family bathroom, extensive Southerly facing rear garden and driveway parking







Rooms & Measurements

Reception Room One to Front 4m x 3.5m (13'1" x 11'5")

Extended Reception Room Two to Rear 7.1m x 3.1m (23'3" x 10'2")

Extended Breakfast Kitchen to Rear 5.9m max x 4m max (19'4" max x 13'1" max)

Bedroom One to Rear 3.8m x 3.4m (12'5" x 11'1")

Bedroom Two to Front 4m x 3.3m (13'1" x 10'9")

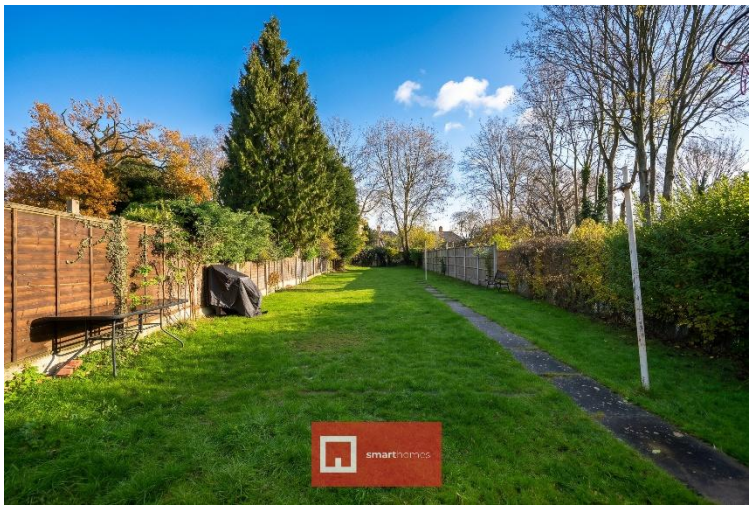
Bedroom Three to Front 2.4m x 1.9m (7'10" x 6'2")

Family Bathroom to Rear 2.4m x 1.9m (7'10" x 6'2")

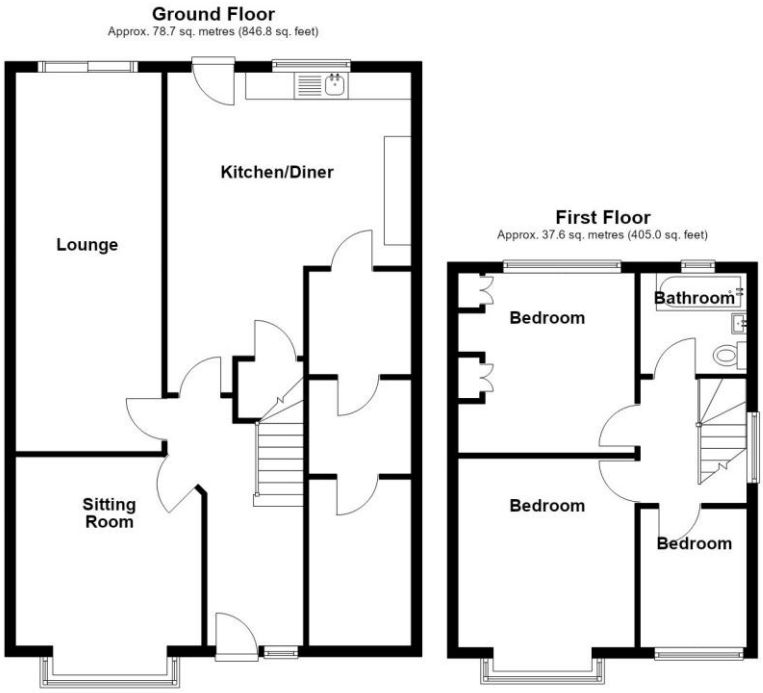
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D











Total area: approx. 116.3 sq. metres (1251.8 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 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.