



smarthomes

Gracemere Crescent

Hall Green, Birmingham

- An End Terraced Property
- Three Bedrooms
- Requiring Some Internal Redecoration
- Lounge

£260,000

Current EPC Rating 65 (D)
Current Council Tax Band B





Property Description

An end-terrace property requiring some internal redecoration and benefiting from three bedrooms, lounge, kitchen/diner, family bathroom, Southerly facing rear garden, gas central heating and double glazing

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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

Lounge to Front - 5.08m x 3.99m (16'8" (into bay) x 13'1")

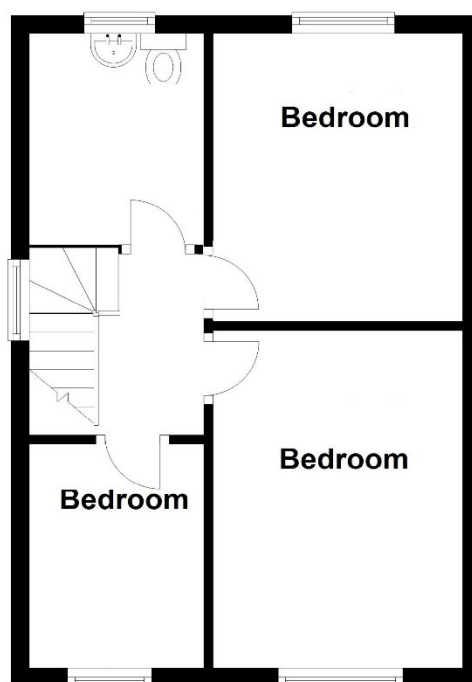
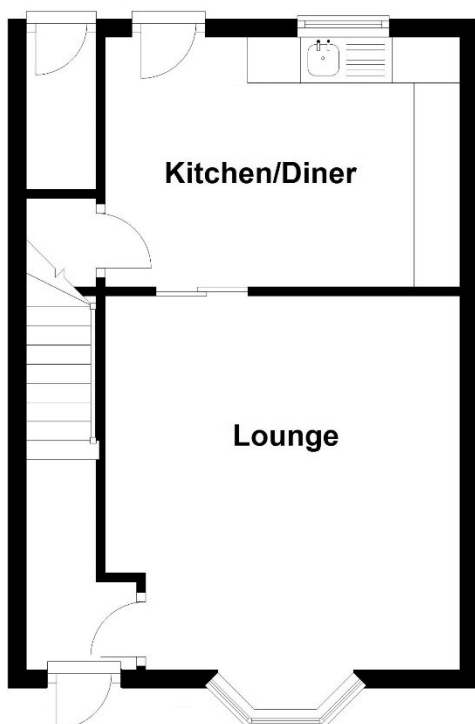
Kitchen/Diner to Rear - 3.99m x 2.64m (13'1" x 8'8")

Bedroom to Front - 3.76m x 2.92m (12'4" x 9'7")

Bedroom Two to Rear - 3.1m x 2.92m (10'2" x 9'7")

Bedroom Three to Front - 2.54m x 1.88m (8'4" x 6'2")

Three Piece Family Room to Rear - 2.13m x 1.85m (7'0" x 6'1")



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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.