



smarthomes

Tixall Road

Hall Green, Birmingham

- A Spacious Semi Detached Family Home
- Three Good Size Bedrooms
- Two Spacious Reception Rooms
- Extensive Mature Rear Garden

Offers Over £360,000

Current EPC Rating 55 (D)
Current Council Tax Band D





Property Description

A spacious and well maintained semi-detached family home situated in a most popular location which is set back from the road behind a block paved driveway leading into the property. On the ground floor there is a welcoming entrance hallway which leads to two spacious reception rooms both with fireplaces and an extended breakfast kitchen. On the first floor there are three good size bedrooms and a spacious family bathroom. To the rear of the property is there in an extensive private garden with a variety of mature planting and the property further benefits from a side garage/lean to

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



Rooms & Measurements

Reception Room One to Front
5.11m x 4.14m (16'9" x 13'7")

Reception Room Two to Rear
4.55m x 3.4m (14'11" x 11'2")

Extended Breakfast Kitchen to Rear
5.94m x 3m (19'6" x 9'10")

Bedroom One to Front
5.18m x 4.24m (17'0" x 13'11")

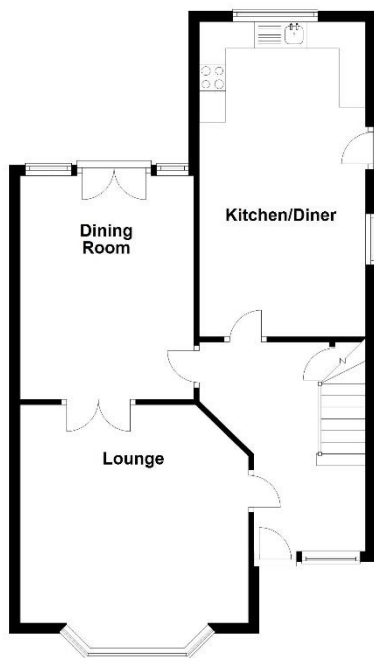
Bedroom Two to Rear
4.5m x 3.4m (14'9" x 11'2")

Bedroom Three to Rear
3.12m x 3.05m (10'3" x 10'0")

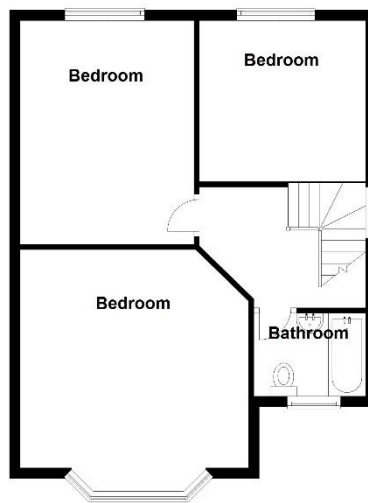
Family Bathroom to Front
Garage/Lean To - 5.41m x 2.29m (17'9" x 7'6")



Ground Floor



First Floor



Total area: approx. 113.7 sq. metres (1223.7 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 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.