



smarthomes

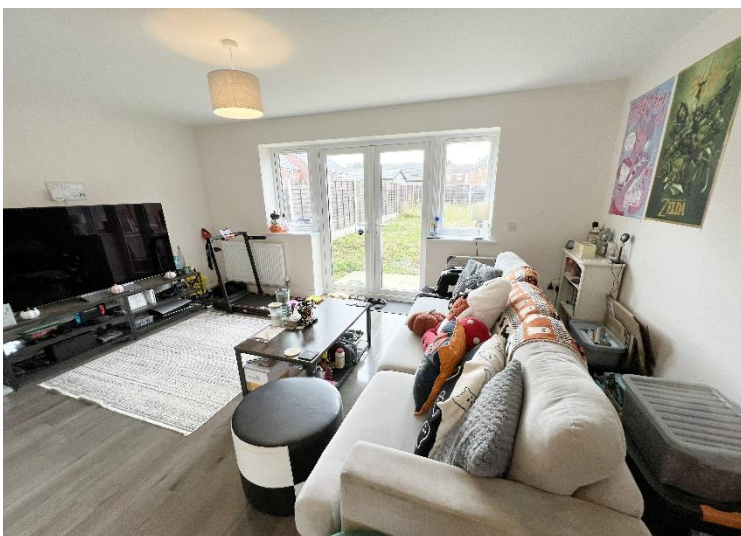
## Kildare Close

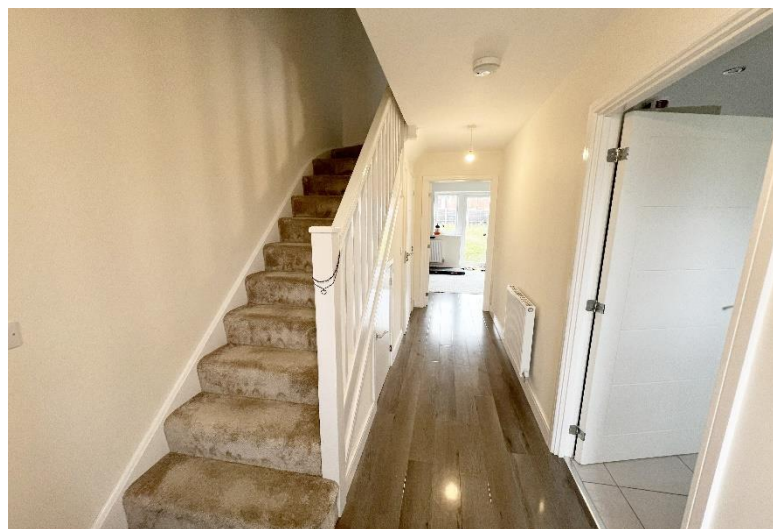
Hall Green, Birmingham

- An Extremely Well Presented & Recently Constructed Property
- Three Double Bedrooms
- Family Bathroom & En Suite
- No Upward Chain

**£355,000**

Current EPC Rating 85 (B)  
Current Council Tax Band D





## Property Description

An extremely well presented and recently constructed three bedroom semi-detached property situated over three floors and offered for sale with no upward chain.

The property briefly affords two double bedrooms and family bathroom to first floor, L shaped open plan lounge/kitchen, guest WC, double bedroom and en suite to the top floor, generous rear garden and off-road parking



## Rooms & Measurements

Entrance Hall

Guest W.C

Kitchen Area - 4.75m x 2.77m (15'7" x 9'1")

Lounge to Rear - 3.43m x 4.8m (11'3" x 15'9")

Bedroom One - 2.67m x 4.78m (8'9" x 15'8")

Bedroom Two - 2.95m x 2.74m (9'8" x 9'0")

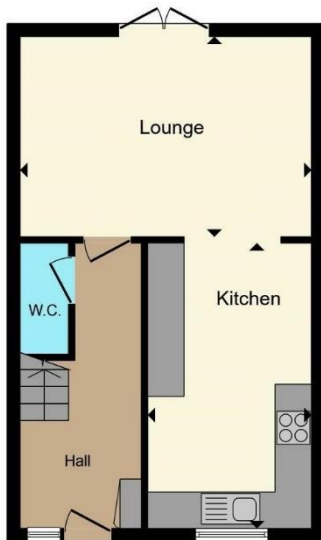
Family Bathroom - 2.74m x 2.13m (9'0" x 7'0")

Bedroom Three - 4.78m x 8.03m (15'8" (max) x 26'4" (max)

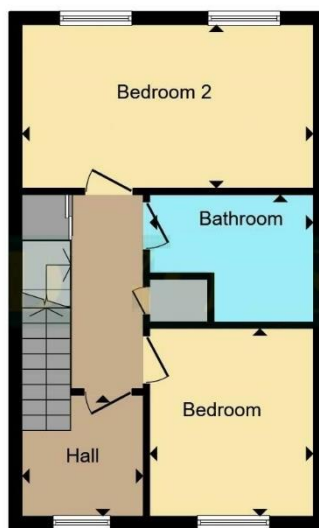
En Suite - 3.68m x 1.75m (12'1" x 5'9")

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 – D



**Ground Floor**



**First Floor**



**Second Floor**