



smarthomes

## Sandgate Road

Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Conservatory
- Westerly Facing Rear Garden
- Extended Through Lounge/Diner

**£320,000**

Current EPC Rating - D  
Current Council Tax Band - C





## Property Description

A well presented and extended semi-detached family home situated in a popular location and offering accommodation comprising a spacious extended though lounge/diner, extended re-fitted kitchen, conservatory, three double bedrooms, family bathroom, Westerly facing rear garden, driveway parking and a large rear garage/workshop



## Rooms & Measurements

Spacious Extended Through Lounge/Diner 8.43m max x 3.12m (27'8" max x 10'3")

Conservatory 2.84m x 2.36m (9'4" x 7'9")

Extended & Re-Fitted Kitchen to Rear 3.76m x 1.96m (12'4" x 6'5")

Bedroom One to Front 3.56m x 2.97m (11'8" x 9'9")

Extended Bedroom Two to Rear 4.88m x 2.49m (16'0" x 8'2")

Extended Bedroom Three to Rear 3.89m x 2.49m (12'9" x 8'2")

Family Bathroom to Front 2.01m x 1.6m (6'7" x 5'3")

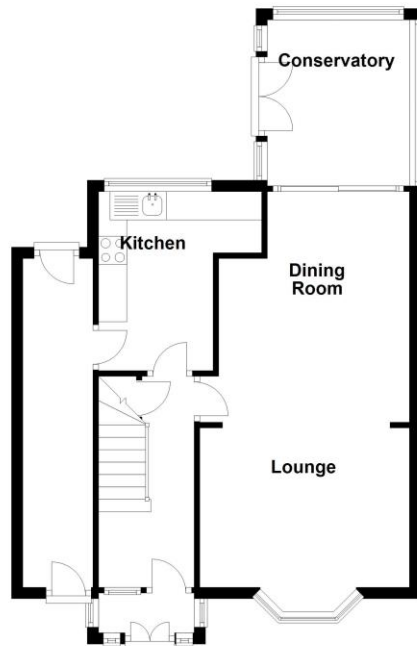
Large Rear Garage/Workshop 8.33m x 5.94m (27'4" x 19'6")

### Tenure

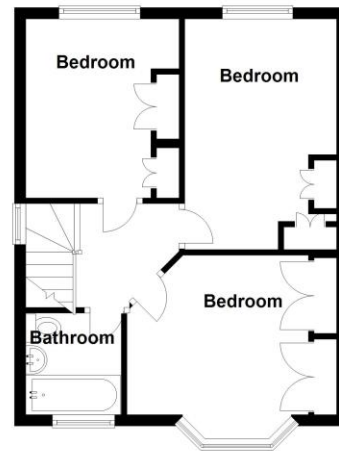
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



**Ground Floor**



**First Floor**



Total area: approx. 94.5 sq. metres (1017.7 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.