



smarthomes

Stonor Road

Hall Green, Birmingham

- A Beautifully Presented Four Bedroom Family Home
- Extended Fitted Kitchen & Family Bathroom
- Extensive Private Rear Garden
- Two Spacious Reception Rooms

Offers Over £375,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A beautifully presented and extended traditional semi detached property with accommodation briefly affording four bedrooms, lounge, extended lounge diner, extended kitchen, conservatory, guest WC, family bathroom, rear garden and off-road parking for three cars



Rooms & Measurements

Lounge to Front 3.81m x 4.17m (12'6" x 13'8" (into bay)

Lounge/Diner to Rear

Lounge Area 2.92m x 3.66m (9'7" x 12'0")

Dining Area 3.58m x 3.58m (11'9" x 11'9")

Conservatory to Rear 2.54m x 2.59m (8'4" x 8'6")

Extended Kitchen to Rear 2.29m x 6.02m (7'6" x 19'9")

Bedroom One to Front 2.92m x 4.39m (9'7" (up to wardrobe) x 14'5")

Bedroom Two to Rear 2.95m x 3.58m (9'8" (up to wardrobe) x 11'9")

Bedroom Three to Front 2.01m x 2.16m (6'7" x 7'1")

Family Bathroom to Rear 1.93m x 2.57m (6'4" x 8'5")

Bedroom Four 4.14m x 3.86m (13'7" x 12'8")

Tenure

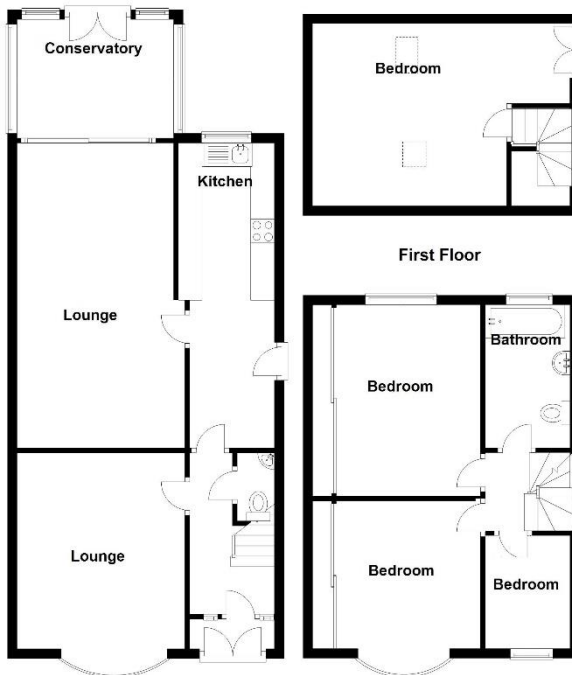
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor

Second Floor



Total area: approx. 127.4 sq. metres (1371.4 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 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.