



smarthomes

Southam Road

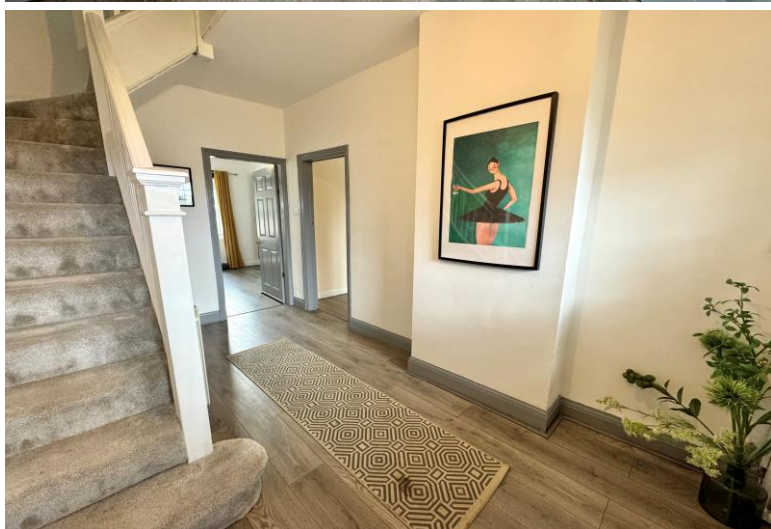
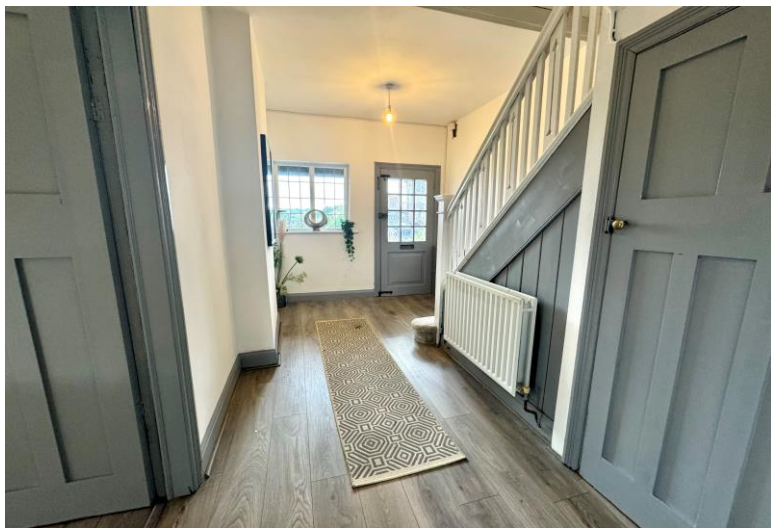
Hall Green, Birmingham

- A Spacious Three Double Bedroom Family Home
- Fitted Kitchen & Five Piece Family Bathroom
- Southerly Facing Rear Garden
- Two Spacious Reception Rooms

Offers Over £435,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A traditional semi detached property situated on a large plot with potential for development/extension to side (STPP) and offered for sale with no upward chain. Three double bedrooms, two reception rooms, spacious entrance hall, lobby area, utility, bathroom, garage and delightful rear garden



Rooms & Measurements

Lounge to Rear 4.8m x 3.58m (15'9" x 11'9")

Dining Room to Front 4.14m x 4.78m (13'7" x 15'8" (max)

Lobby Area 1.12m x 2.16m (3'8" x 7'1")

Breakfast Kitchen to Rear 3.38m x 3.48m (11'1" x 11'5")

Bedroom One to Front 3.56m x 3.76m (11'8" x 12'4")

Bedroom Two to Rear 3.58m x 2.59m (11'9" x 8'6")

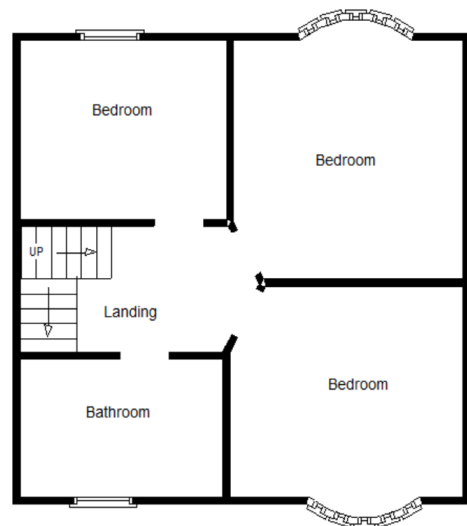
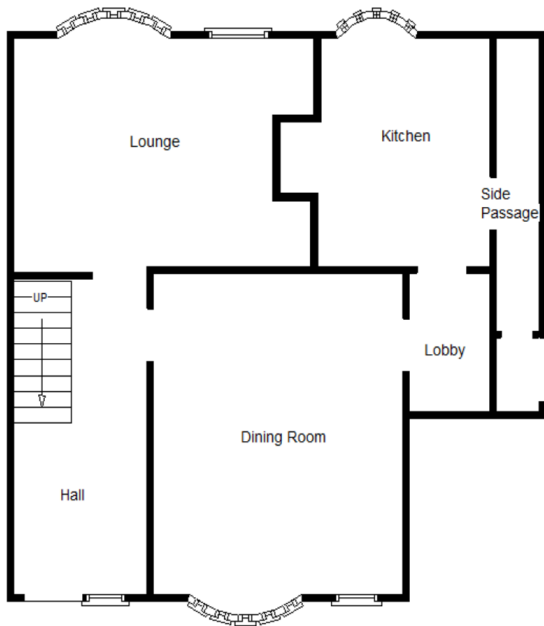
Bedroom Three to Rear 3.58m x 3.1m (11'9" x 10'2" (min)

Five Piece Family Bathroom to Front 2.59m x 2.16m (8'6" x 7'1")

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 vendor.

Current council tax band – C



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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.