



smarthomes

**Wilson Croft**

Hall Green, Birmingham

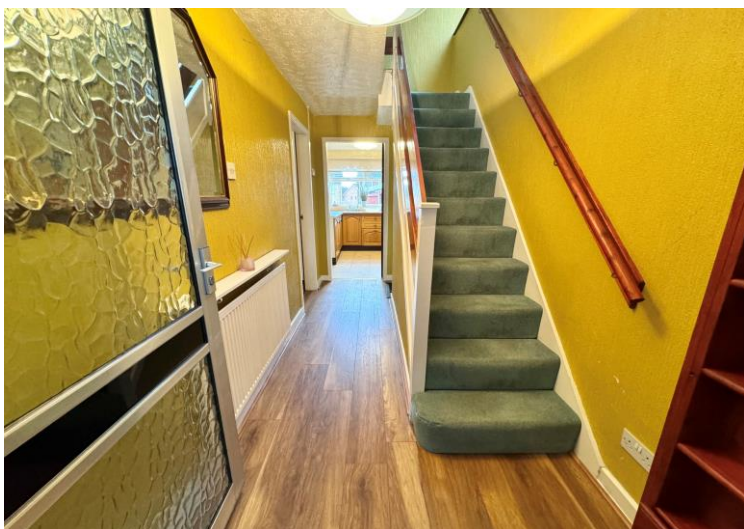
- A Well Maintained Three Bedroom Family Home
- Open Plan Fitted Kitchen/Diner
- Garage & Guest W.C
- No Upward Chain

**Offers Over £230,000**

Current EPC Rating - C  
Current Council Tax Band - C







## Property Description

A three bedroom semi-detached property situated in a cul-de-sac location and benefiting from no upward chain. Offering accommodation affording lounge, open plan dining kitchen, guest W.C, family bathroom, rear garden, garage and off-road parking





## Rooms & Measurements

Lounge to Front 3.07m x 4.57m (10'1" x 15'0")

Open Plan Dining Kitchen 4.9m x 2.79m (16'1" x 9'2")

Guest W.C

Bedroom One to Front 2.51m x 3.58m (8'3" (min up to wardrobe) x 11'9")

Bedroom Two to Rear 2.01m x 3.99m (6'7" (up to wardrobe) x 13'1")

Bedroom Three to Rear 1.55m x 2.79m (5'1" (up to wardrobe) x 9'2")

Family Bathroom to Front 1.65m x 1.96m (5'5" x 6'5")

Tenure

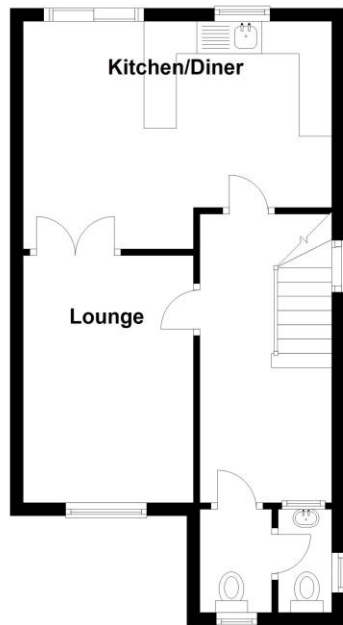
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

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

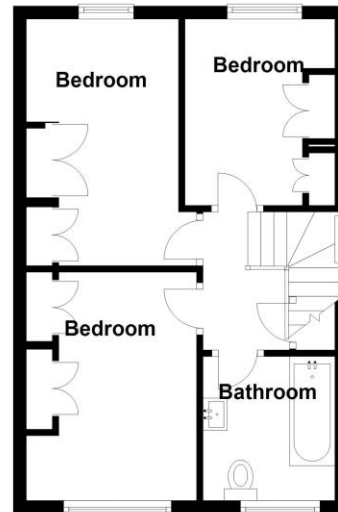




**Ground Floor**



**First Floor**



Total area: approx. 73.9 sq. metres (794.9 sq. feet)

316 Stratford Road  
 Shirley  
 Solihull  
 B90 3DN

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 0121 744 4144

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.