



smarthomes

**Dalbury Road**

Hall Green, Birmingham

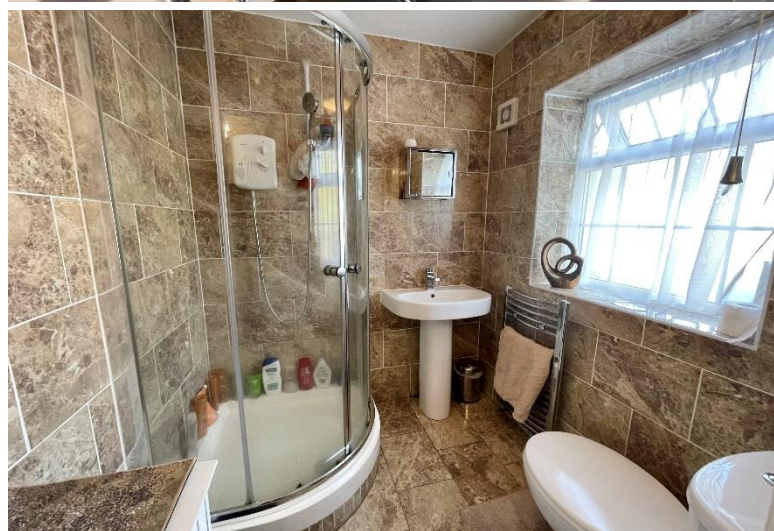
- A Substantially Extended Five Bedroom Family Home
- Extended & Re-Fitted Kitchen/Diner & Ground Floor Shower Room
- South Facing Rear Garden & Driveway Parking
- Two Spacious Reception Rooms

**Offers Over £435,000**

Current EPC Rating - C  
Current Council Tax Band - C



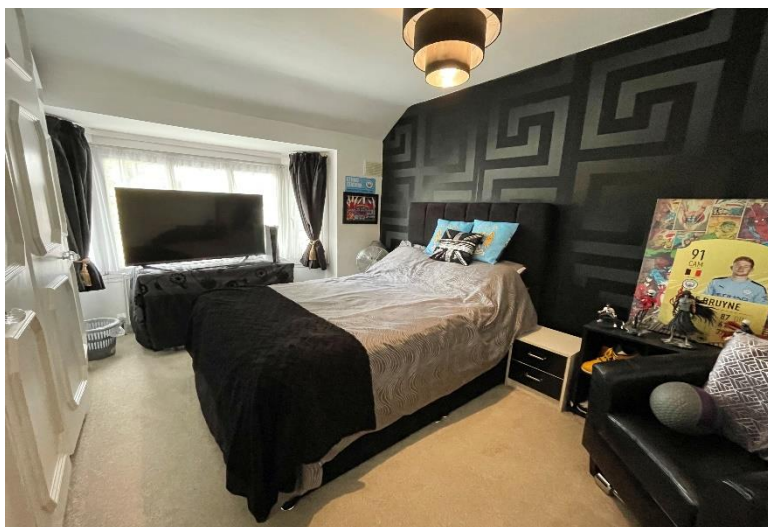
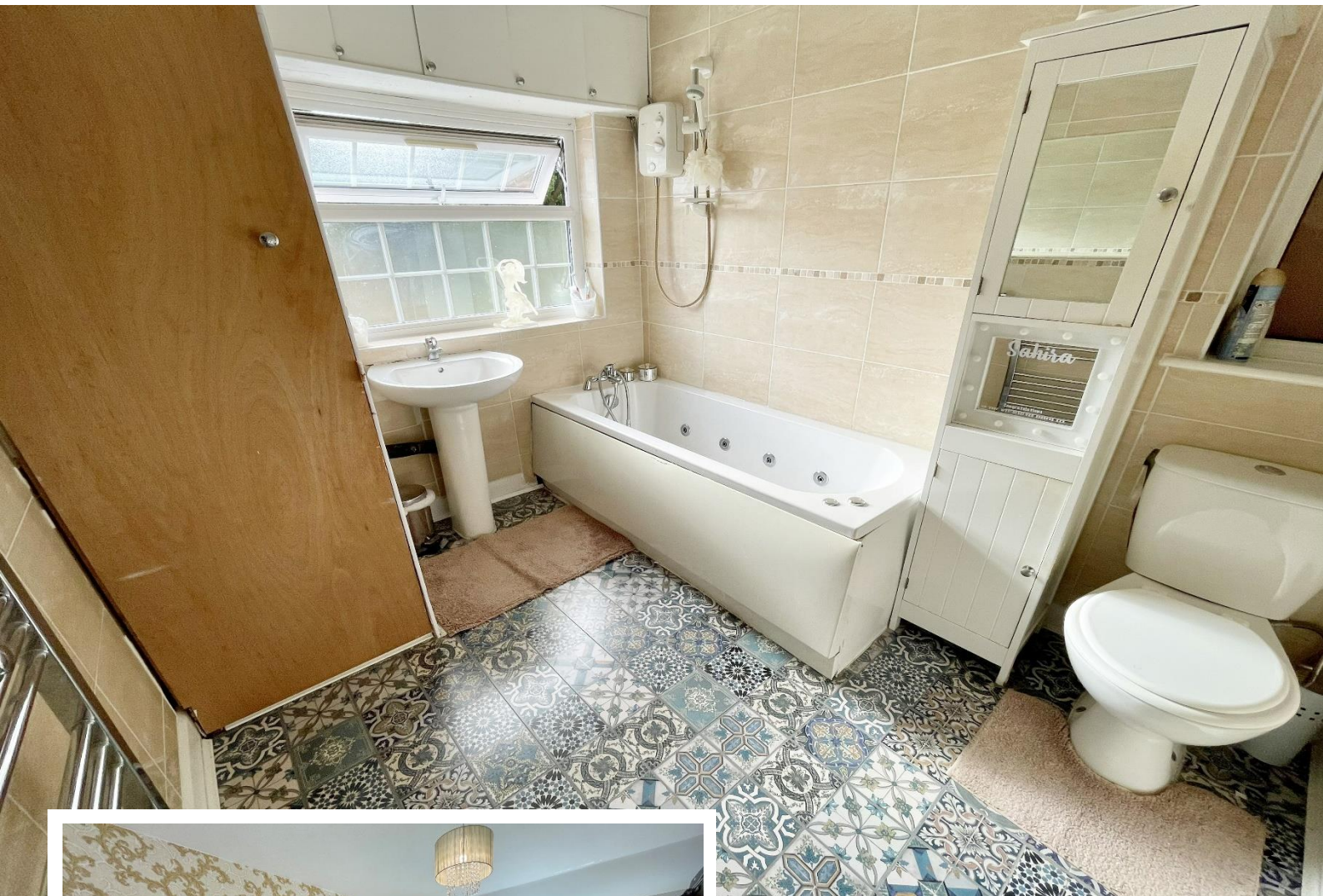




## Property Description

A substantially extended semi-detached family home situated in a popular location offering accommodation comprising an extended lounge/diner, further lounge, extended breakfast kitchen, home office/utility, ground floor shower room, five bedrooms, first floor family bathroom, South facing rear garden and driveway parking





## Rooms & Measurements

Lounge to Front 4.04m x 3.43m (13'3" x 11'3")

Extended Lounge/Diner to Rear 7.92m x 3.12m (26'0" x 10'3")

Extended Breakfast Kitchen to Rear 6.53m x 4.01m (21'5" x 13'2")

Home Office/Utility 2.79m x 1.6m (9'2" x 5'3")

Shower Room to Front 1.68m x 1.68m (5'6" x 5'6")

Bedroom One to Rear 3.99m x 3.15m (13'1" x 10'4")

Bedroom Two to Front 3.96m x 3.2m (13'0" x 10'6")

Bedroom Three to Rear 2.57m x 1.57m (8'5" x 5'2")

Bedroom Four to Front 2.82m x 1.63m (9'3" x 5'4")

Bedroom Five to Front 2.31m x 2.06m (7'7" x 6'9")

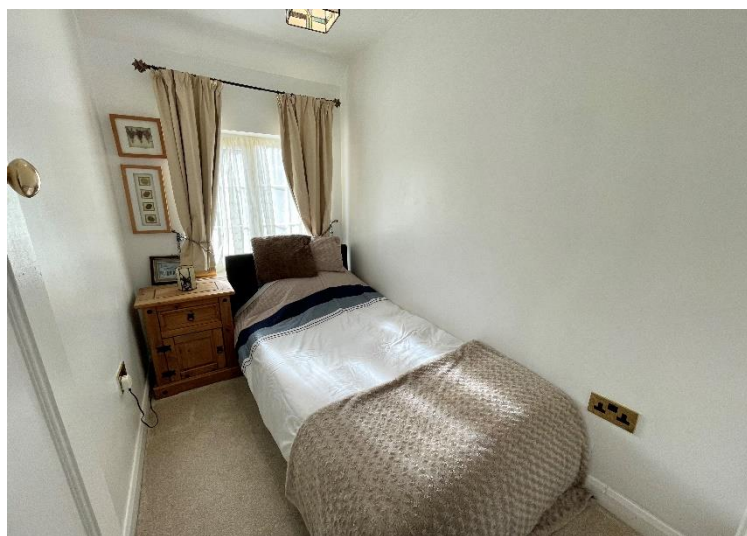
Family Bathroom 2.59m x 2.06m (8'6" x 6'9")

### Tenure

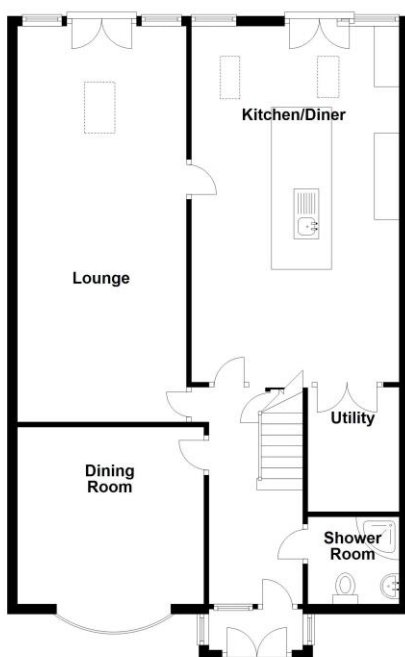
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

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





Ground Floor



First Floor



Total area: approx. 147.0 sq. metres (1582.2 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.