



smarthomes

Staplehurst Road

Hall Green, Birmingham

- A Beautifully Presented Four Bedroom Family Home
- Open Plan Extended & Re-Fitted Kitchen & Utility Room
- Extensive South Facing Rear Garden
- En-Suite Shower Room & Four Piece Family Bathroom

£490,000

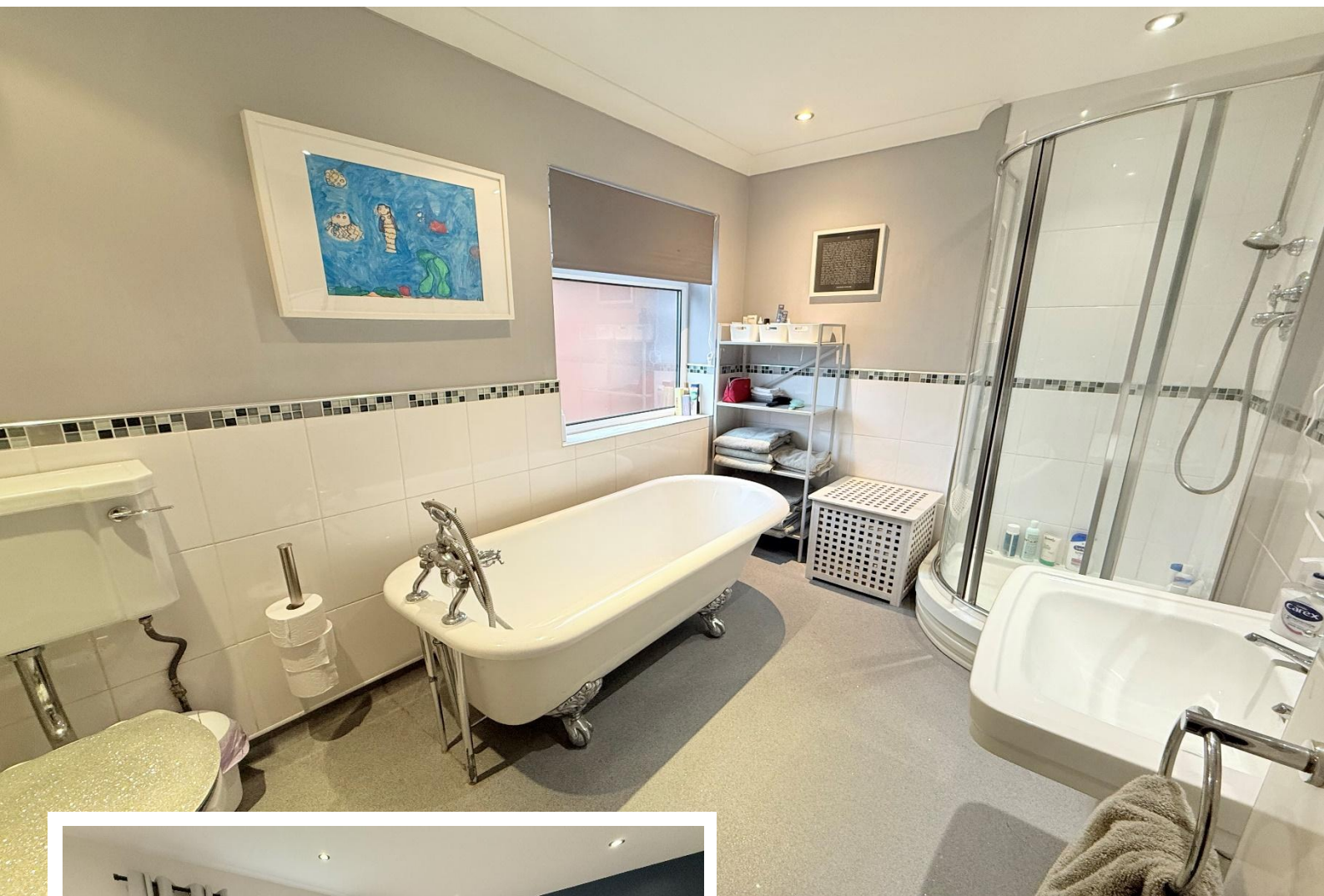
Current EPC Rating - D
Current Council Tax Band - D





Property Description

A very well presented and extended semi-detached family home situated in a most sought after location. Offering accommodation comprising a superb extended open plan family kitchen/diner, lounge, utility room, guest W.C, four double bedrooms, en-suite shower room, four piece family bathroom, South facing rear garden, garage store and driveway parking



Rooms & Measurements

Lounge to Front 4.62m x 3.15m (15'2" x 10'4")

Superb Open Plan Family Kitchen/Diner to Rear 7.54m max x 5.72m max (24'9" max x 18'9" max)

Utility Room 2.26m max x 1.93m max (7'5" max x 6'4" max)

Bedroom One to Rear 4.57m x 4.09m (15'0" x 13'5")

En-Suite Shower Room to Side 2.06m x 1.73m (6'9" x 5'8")

Bedroom Two to Rear 4.06m x 2.79m (13'4" x 9'2")

Bedroom Three to Front 4.78m x 2.82m (15'8" x 9'3")

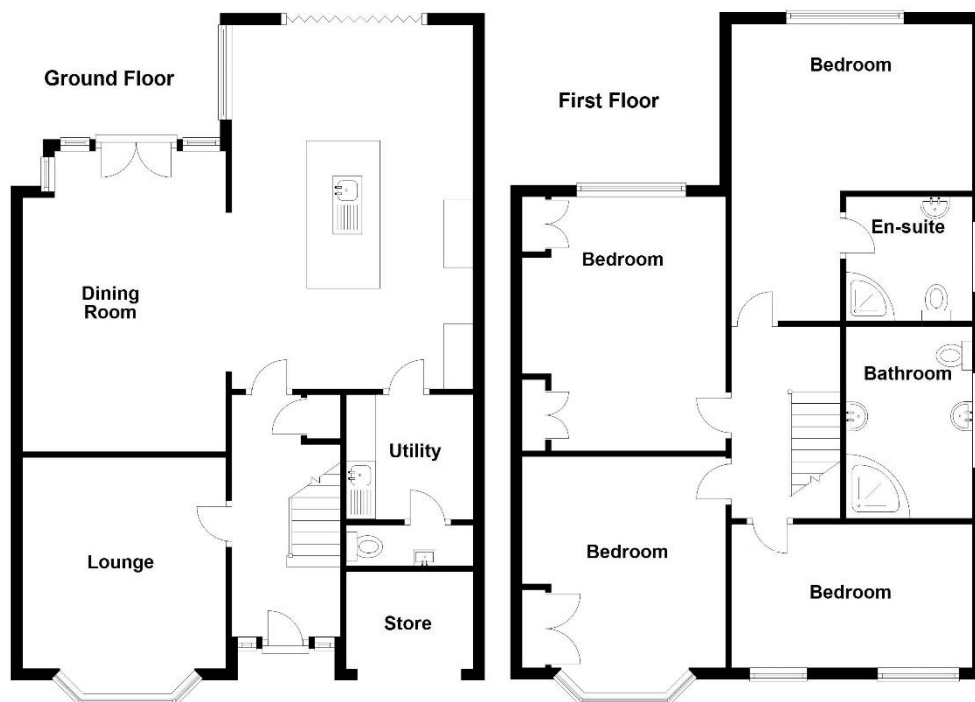
Bedroom Four to Front 4.04m x 2.21m (13'3" x 7'3")

Re-Fitted Family Bathroom to Side 3.23m x 1.98m (10'7" x 6'6")

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 – D



Total area: approx. 151.9 sq. metres (1635.3 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 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.