



Baldwins Lane

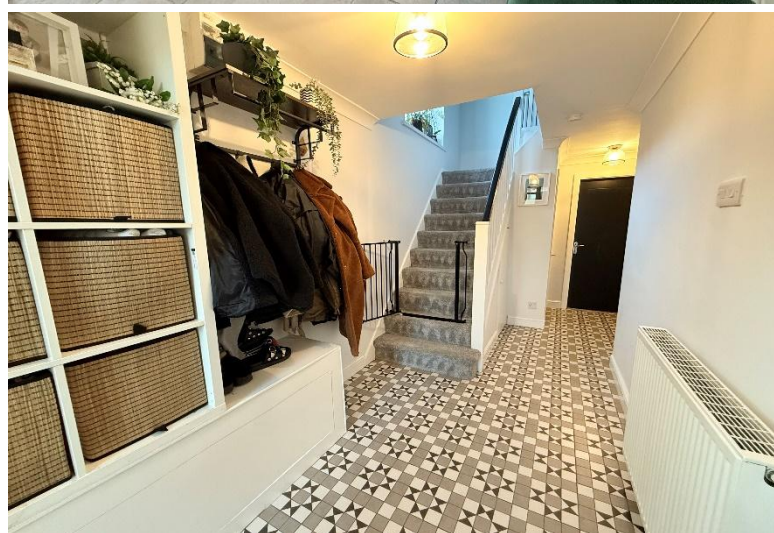
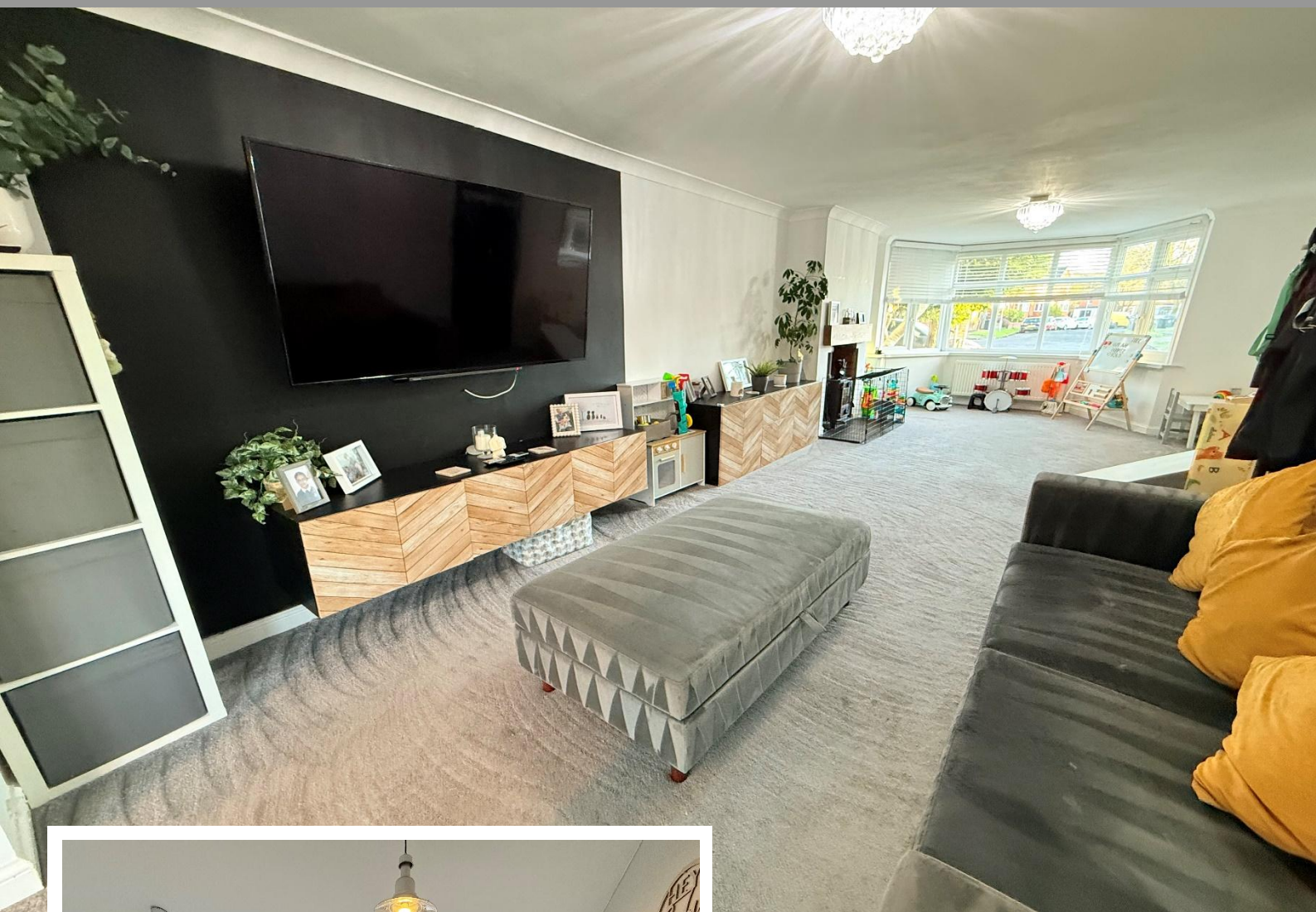
Hall Green, Birmingham

- A Beautifully Presented & Extended Semi Detached
- Three Double Bedrooms
- Through Lounge Diner
- Extended Breakfast Kitchen

£325,000

Current EPC Rating - 66 (D)
Current Council Tax Band - C



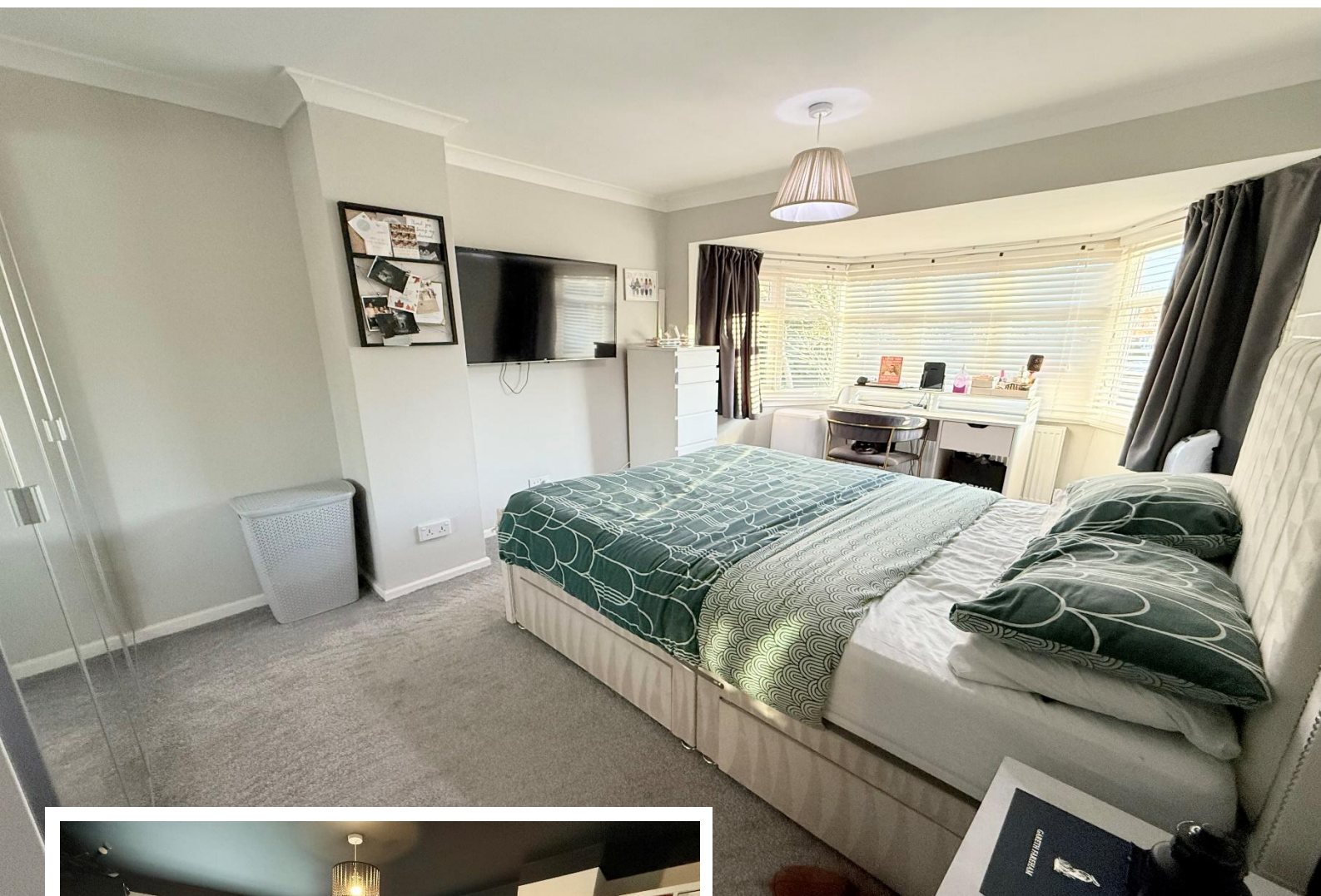


Property Description

A beautifully presented and extended semi detached family home benefitting from three double bedrooms, through lounge diner, extended breakfast kitchen, guest WC, family bathroom, good size rear garden, garage to rear and off-road parking

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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



Rooms & Measurements

Spacious Entrance Hall

Guest WC

Lounge Diner to Front - 2.97m x 8.53m (9'9" x 28'0" (into bay)

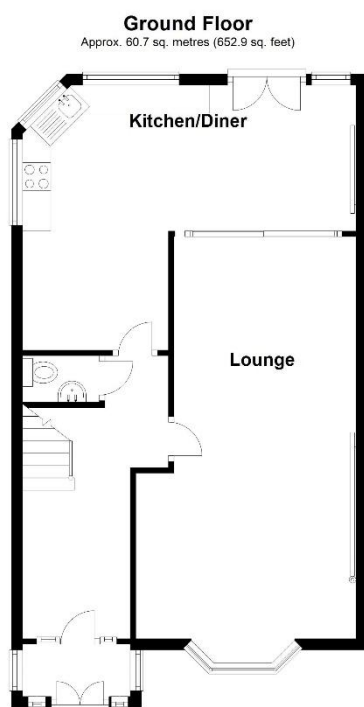
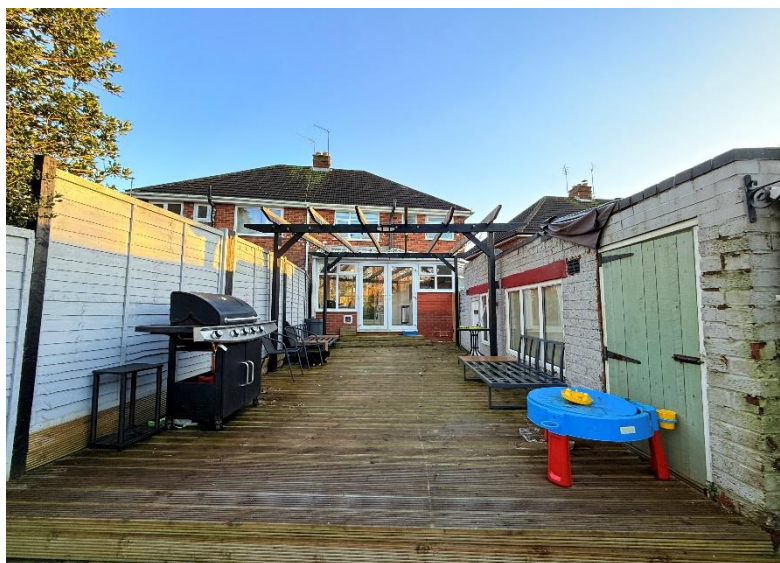
Extended Breakfast Kitchen to Rear
5.03m x 4.88m (16'6" (max) x 16'0" (max)

Bedroom One to Front - 2.87m x 4.88m (9'5" x 16'0" (into bay)

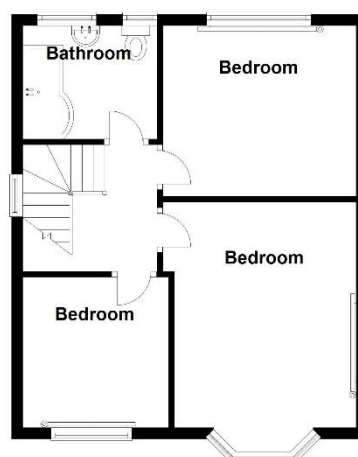
Bedroom Two to Rear - 3.38m x 3.51m (10'13" x 11'6")

Bedroom Three to Front - 2.46m x 2.51m (8'1" x 8'3")

Family Bathroom to Rear - 2.26m x 2.06m (7'5" x 6'9")



First Floor
Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 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 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.