



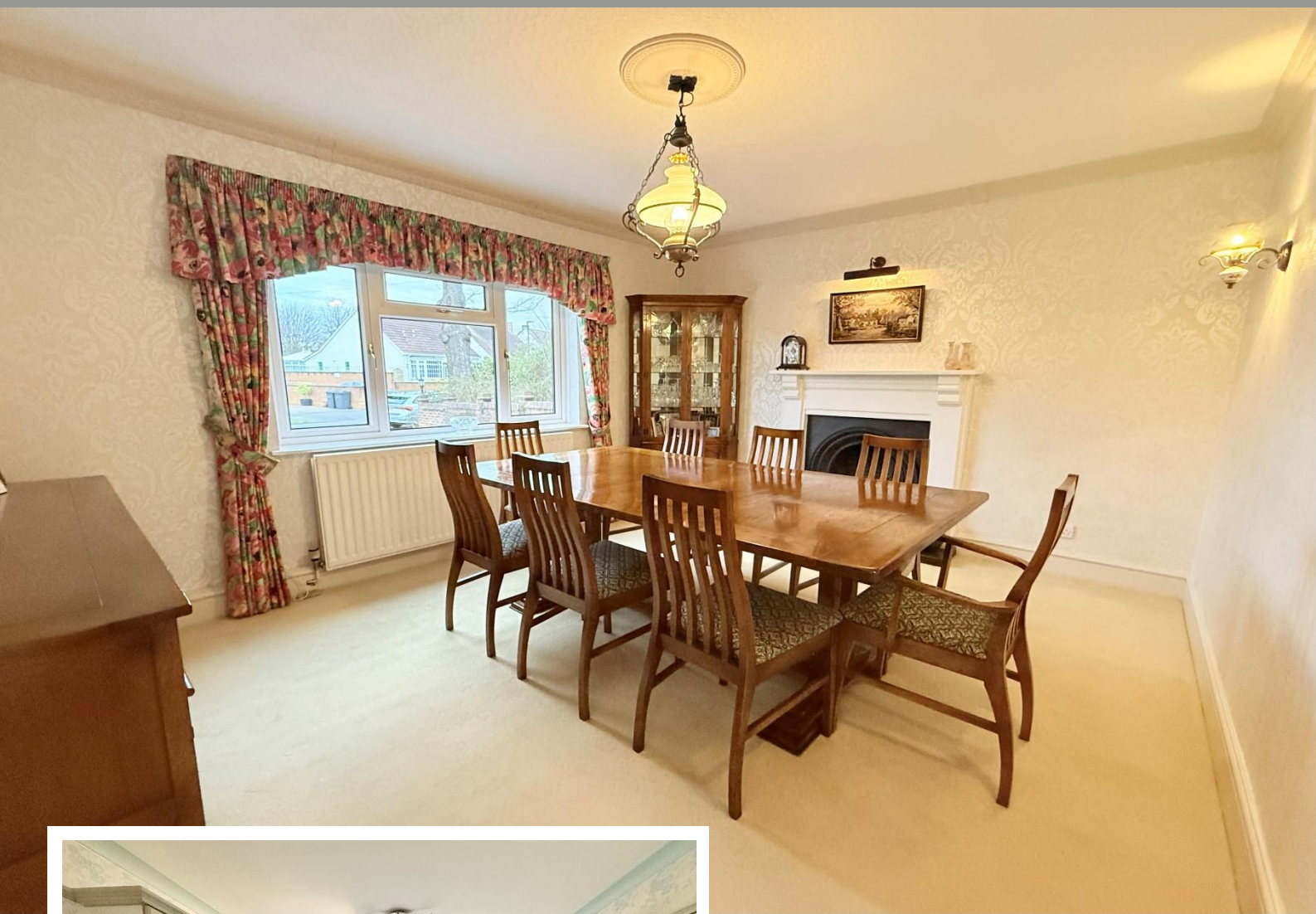
## Paradise Lane Hall Green, Birmingham

- An Extended Well Maintained Detached Family Home
- Extended Ground Floor Bedroom/Home Office & Shower Room
- Three First Floor Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen
- Large Rear Garden

**£475,000**

Current EPC Rating - 61 (D)  
Current Council Tax Band - E





## Property Description

An extended well maintained detached family home situated in a convenient location and offering three first floor bedrooms plus extended ground floor bedroom/home office plus shower room, two reception rooms, extended breakfast kitchen, family bathroom, separate WC, large rear garden, garage 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 Nigel Hodges. Current council tax band – E



## Rooms & Measurements

Entrance Hall

Living Room to Rear - 3.58m x 6.76m (11'9" x 22'2")

Dining Room to Front - 4.39m x 3.78m (14'5" x 12'5")

Extended Breakfast Kitchen to Rear - 3.07m x 5.38m (10'1" x 17'8" (to window)

Extended Home Office/Bedroom - 2.24m x 8.59m (7'4" x 28'2")

Ground Floor Shower Room

Bedroom One to Front - 3.76m x 3.66m (12'4" (max) x 12'0" (max)

Bedroom Two to Rear - 3.4m x 3.07m (11'2" x 10'1")

Bedroom Three to Front - 2.29m x 2.13m (7'6" x 7'0" (max)

Family Bathroom to Rear - 2.29m x 2.13m (7'6" x 7'0" (max)

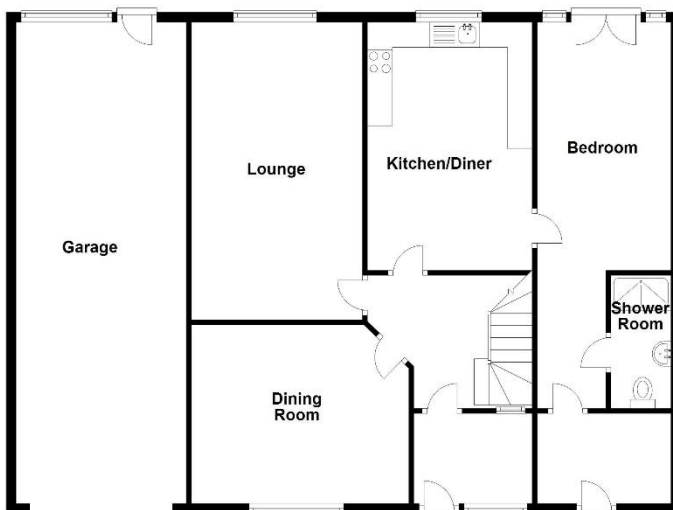
Separate WC to Rear

Side Garage



**Ground Floor**

Total area: approx. 168.6 sq. metres (1814.4 sq. feet)



**First Floor**



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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