



## Newborough Grove

Hall Green, Birmingham

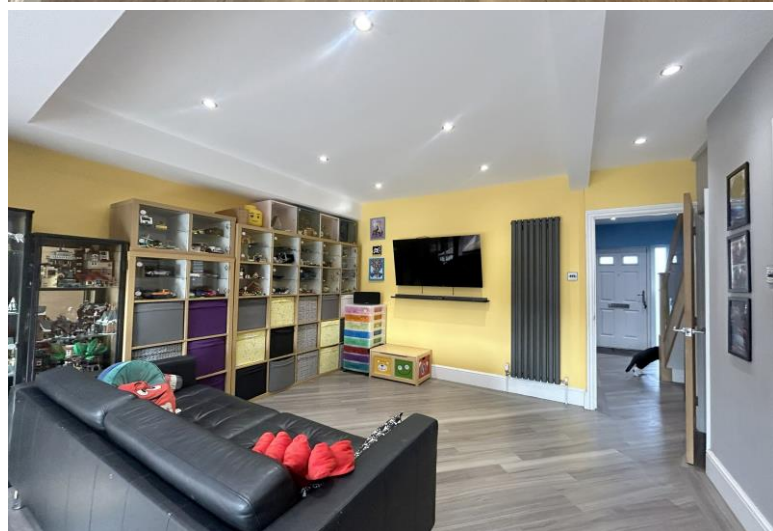
- A Beautifully Presented Three Bedroom Family Home
- Extended & Re-Fitted Family Kitchen/Diner
- South/Westerly Facing Rear Garden
- Re-Fitted Family Bathroom

**Offers Over £325,000**

Current EPC Rating - TBC  
Current Council Tax Band - C



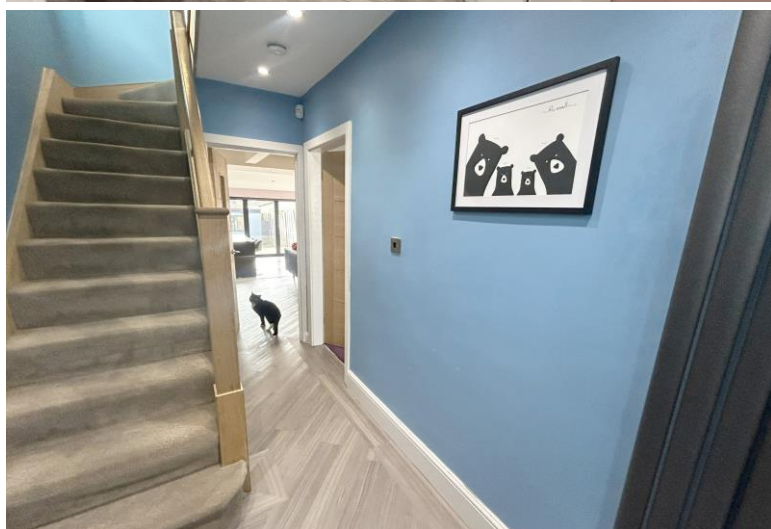
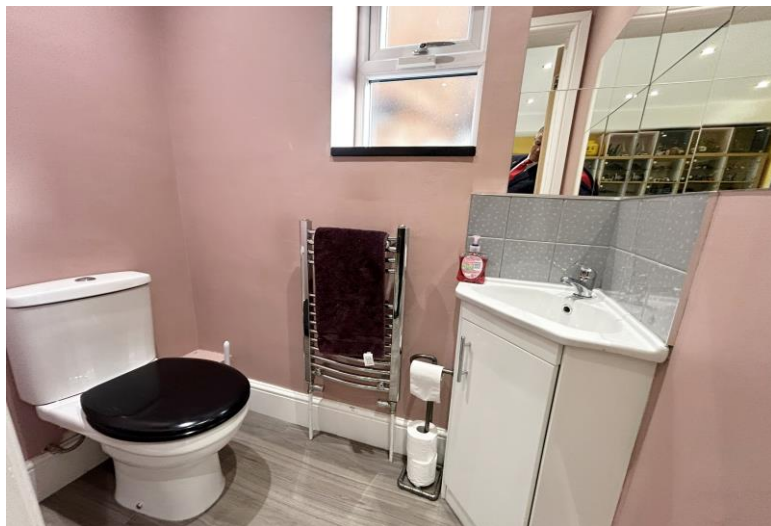
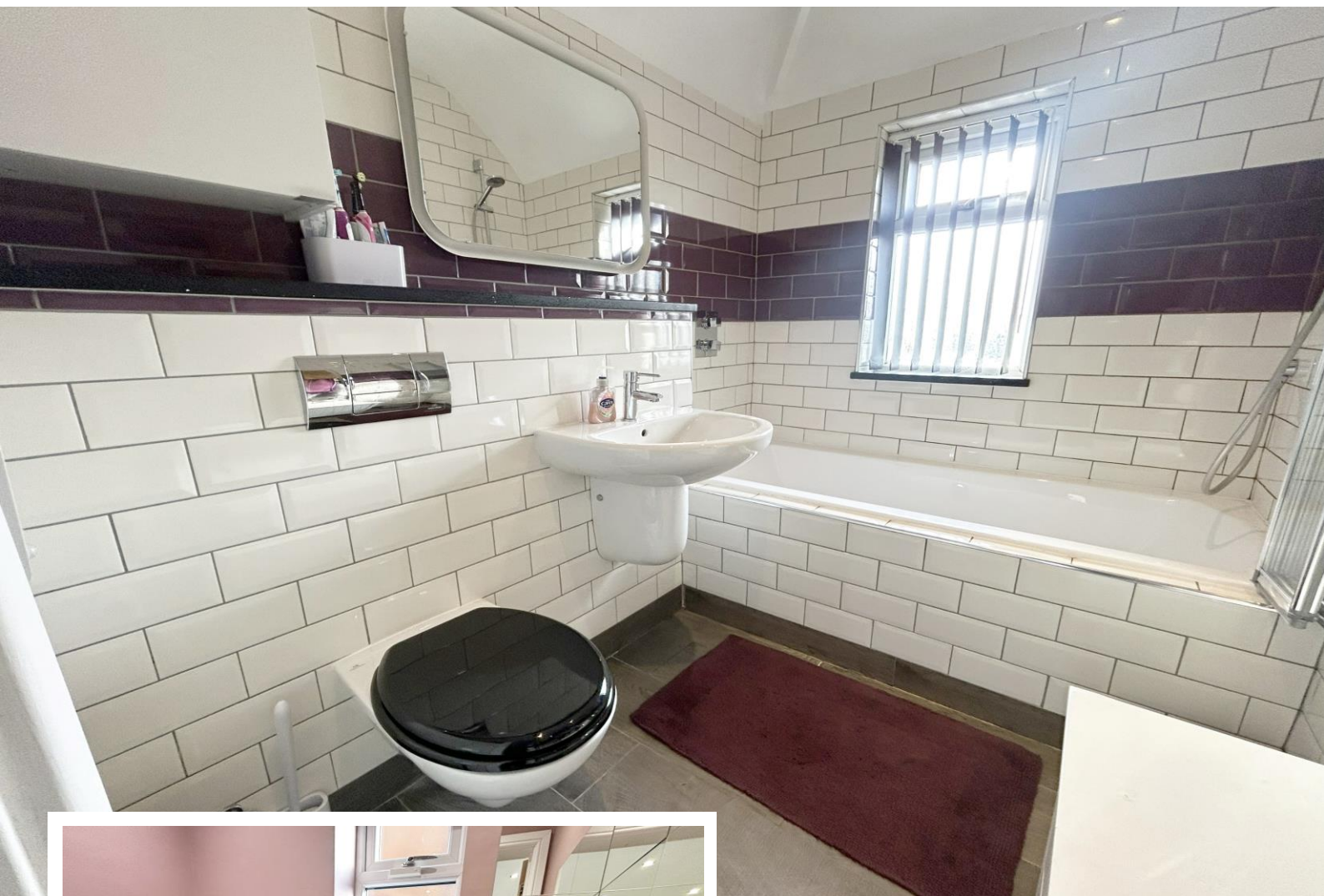




## Property Description

A beautifully presented and extended semi-detached family home situated in a most popular location offering accommodation comprising lounge, extended & re-fitted family kitchen/diner, guest W.C, three bedrooms, re-fitted family bathroom, South Westerly facing rear garden, double garage and driveway parking





## Rooms & Measurements

Lounge to Front 3.78m x 3.1m (12'5" x 10'2")

Open Plan Re-Fitted Kitchen/Diner/Family Room 7.75m x 5m (25'5" x 16'5")

Guest WC

Master Bedroom to Rear 3.96m x 3.18m (13'0" (into bay) x 10'5" (into wardrobe)

Bedroom Two 3.96m x 3.07m (13'0" x 10'1")

Bedroom Three to Front 1.68m x 2.08m (5'6" x 6'10")

Re-Fitted Family Bathroom

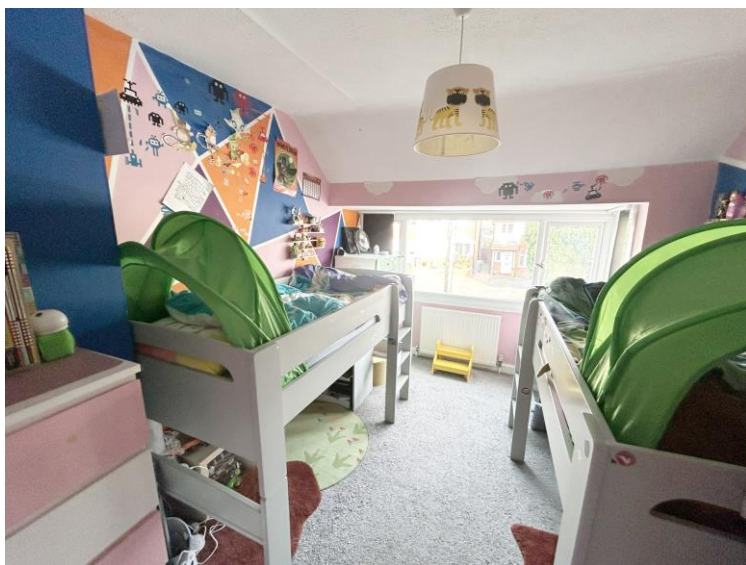
Double Garage & Workshop To Rear 6.91m x 4.7m (22'8" x 15'5")

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





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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.