



smarthomes

**Newey Road**

Hall Green, Birmingham

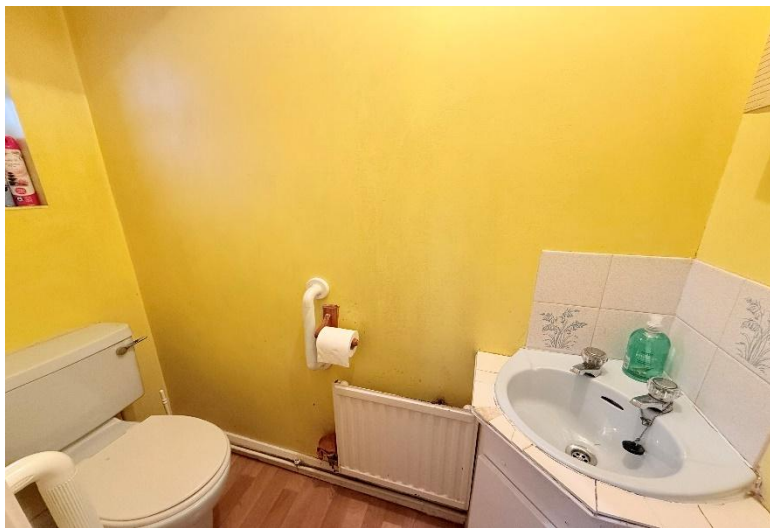
- A Spacious Detached Four Bedroom Family Home
- Fitted Kitchen, Lounge & Dining Room
- West Facing Rear Garden
- En-Suite Shower Room & Family Bathroom

**OIRO £450,000**

Current EPC Rating - C  
Current Council Tax Band - E



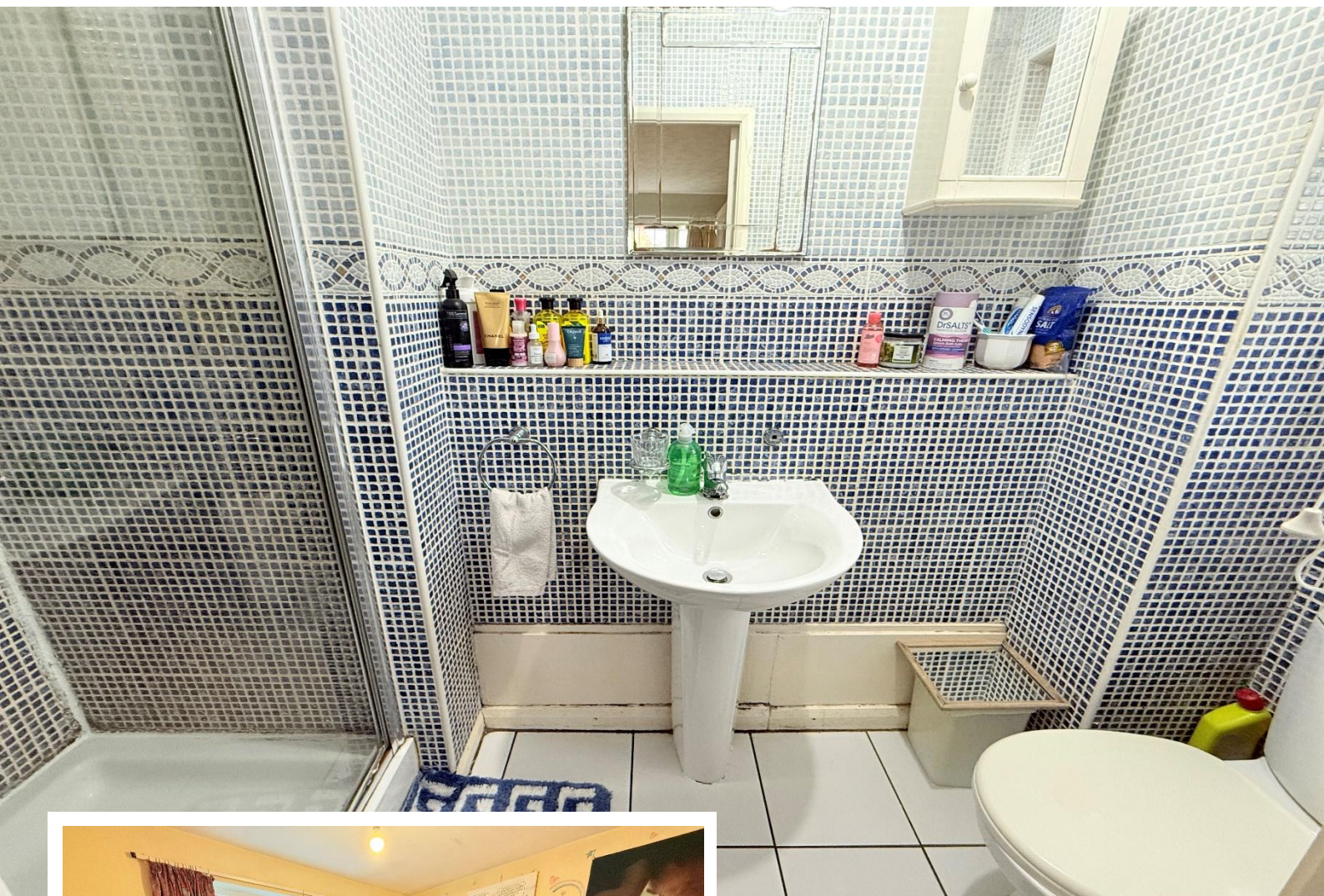




## Property Description

A spacious detached family home offering four bedrooms, two reception rooms, kitchen/diner, ensuite shower room to master, family bathroom, guest W.C, integral garage, West facing rear garden and off-road parking





## Rooms & Measurements

Lounge to Front 4.19m x 4.57m (13'9" x 15'0")

Dining Room to Rear 3.15m x 2.92m (10'4" x 9'7")

Kitchen Diner to Rear 4.37m x 2.97m (14'4" x 9'9")

Guest W.C

Bedroom One to Front 2.84m x 3.84m (9'4" x 12'7")

En Suite Shower Room 1.07m x 2.49m (3'6" x 8'2" (into shower)

Bedroom Two to Front 2.26m x 4.65m (7'5" x 15'3")

Bedroom Three to Rear 2.54m x 2.97m (8'4" x 9'9")

Bedroom Four to Front 2.26m x 2.24m (7'5" x 7'4")

Family Bathroom to Rear 2.03m x 1.63m (6'8" x 5'4")

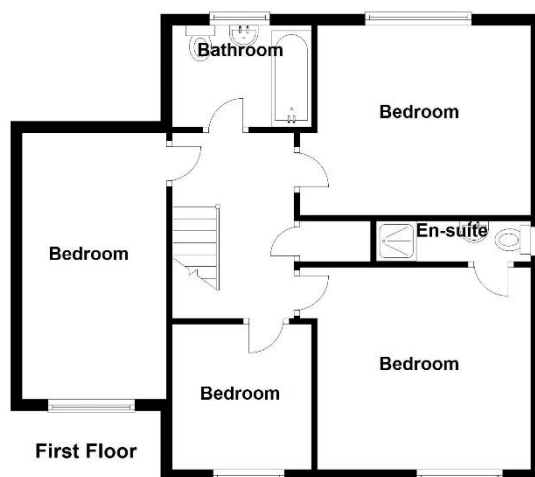
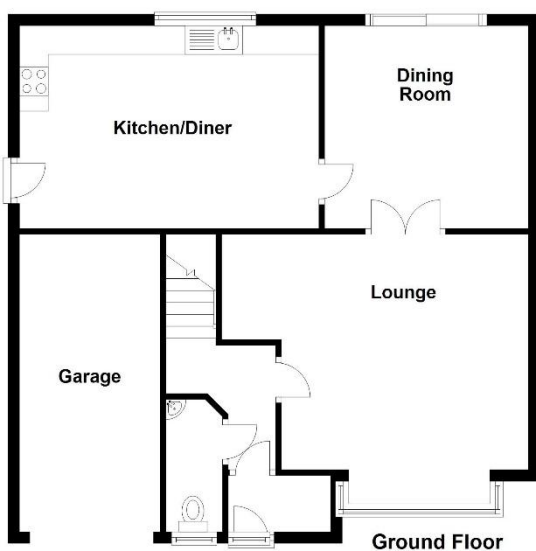
Garage 2.29m x 5.64m (7'6" x 18'6")

### 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 – E





Total area: approx. 136.0 sq. metres (1463.4 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.