



Southam Road Hall Green, Birmingham

- An Extremely Well Presented Extended Period Property
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility

Offers Over £450,000

Current EPC Rating - 58 (D)
Current Council Tax Band - C



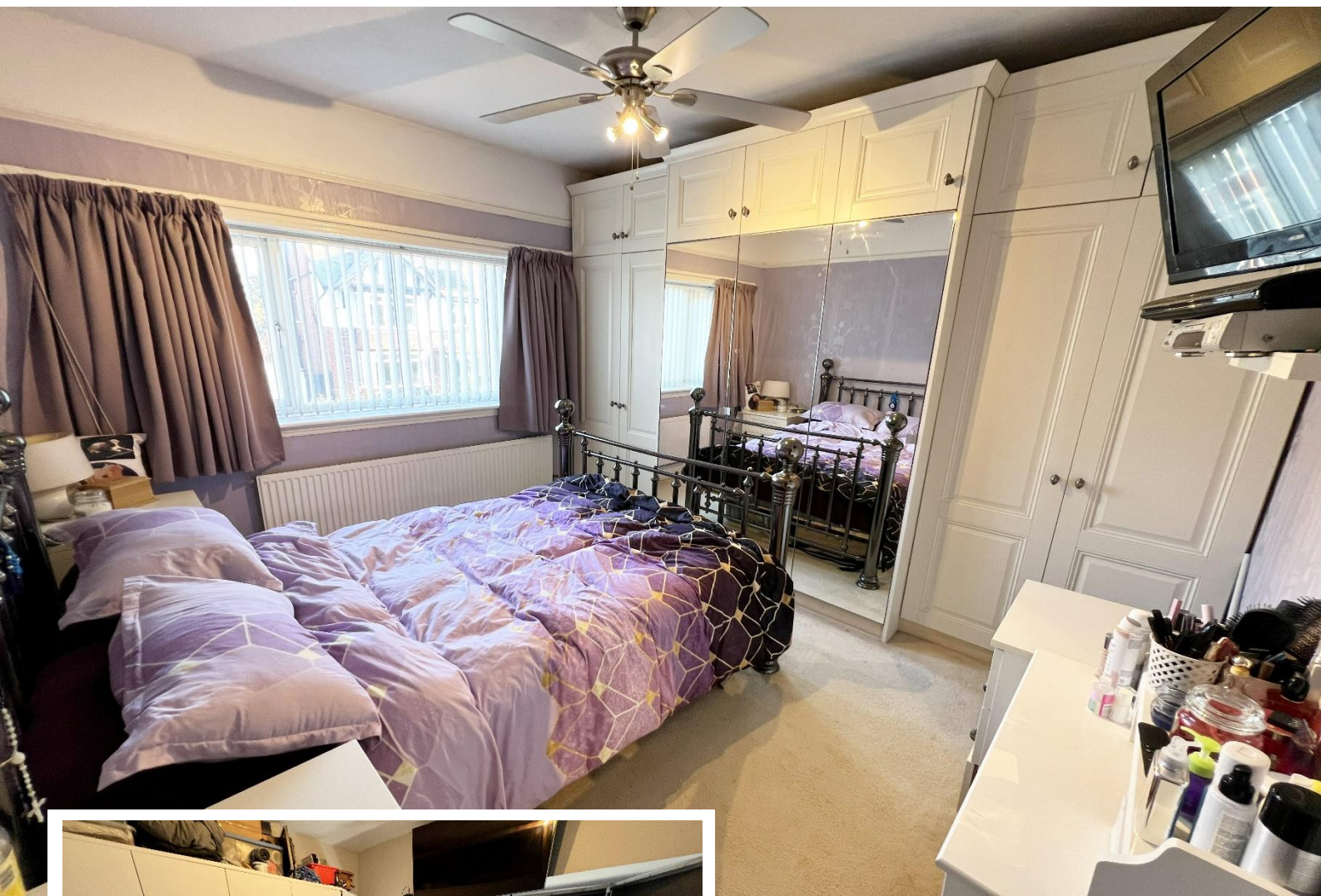


Property Description

An extremely well presented extended period property briefly affording four bedrooms, two reception rooms, kitchen, utility room, guest WC, family bathroom, private rear garden, garage and parking to rear

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

Reception Room One to Front - 4.6m x 3.4m (15'1" (into bay) x 11'1")

Lounge to Rear - 5.1m x 3.3m (16'8" (into bay) x 10'9")

Modern Fitted Kitchen to Side - 3.7m x 2.6m (12'1" x 8'6")

Utility Area

Guest W.C

Bedroom One to Front - 3.6m x 2.7m (11'9" x 8'10" (to wardrobe frontage)

Bedroom Two to Rear - 3.6m x 2.7m (11'9" x 8'10")

Bedroom Three to Rear - 3.4m x 3.3m (11'1" x 10'9")

Family Bathroom to Side - 2.3m x 1.6m (7'6" x 5'2")

Bedroom Four - 3.3m x 2.5m (10'9" x 8'2")

Garage



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
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 and 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.