



smarthomes

Robin Hood Lane

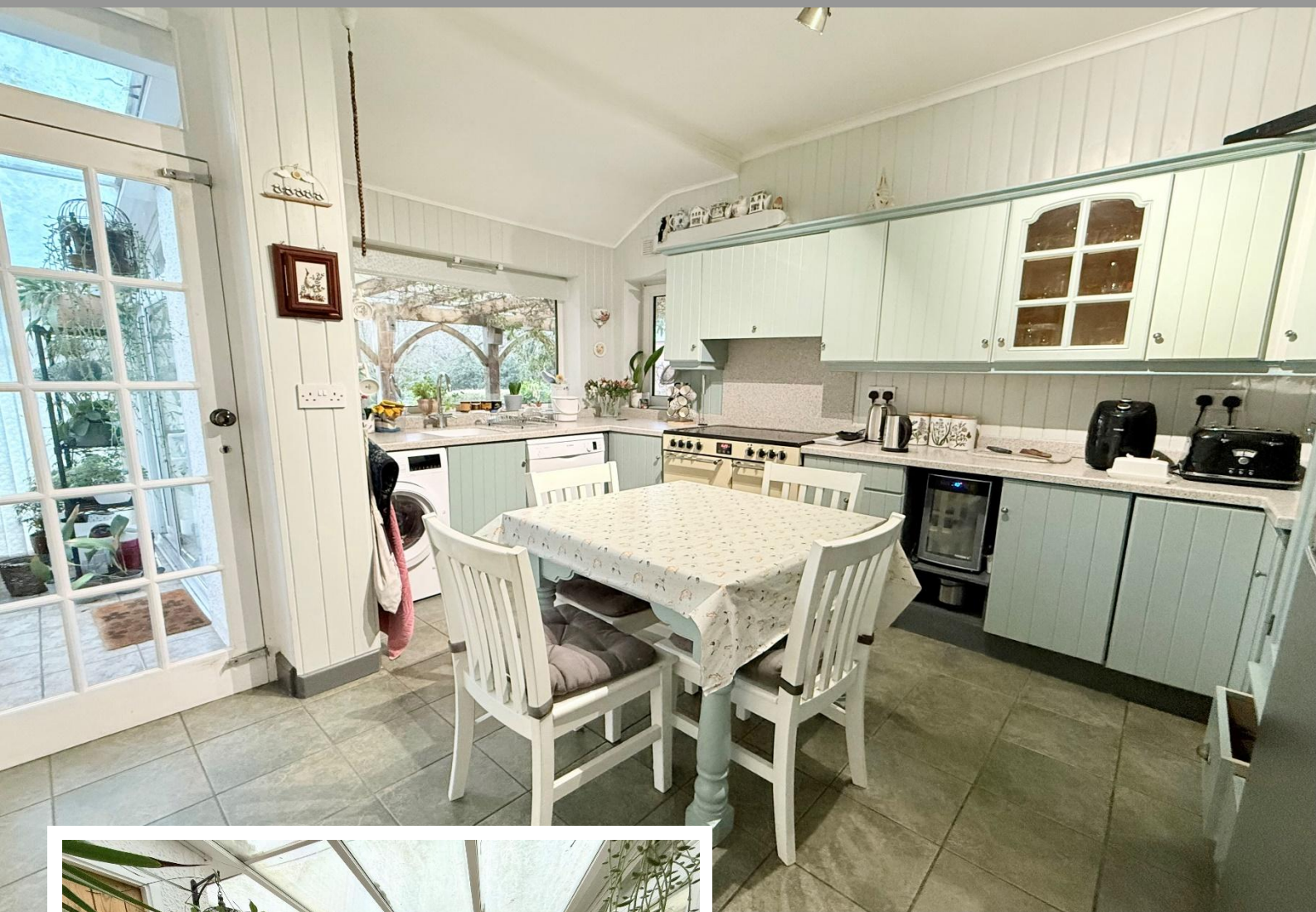
Hall Green, Birmingham

- A Well Presented Four Bedroom Detached Bungalow
- Fitted Breakfast Kitchen & Three Reception Rooms
- Mature Westerly Facing Rear Garden
- Family Bathroom, Shower Room & Guest W.C

£425,000

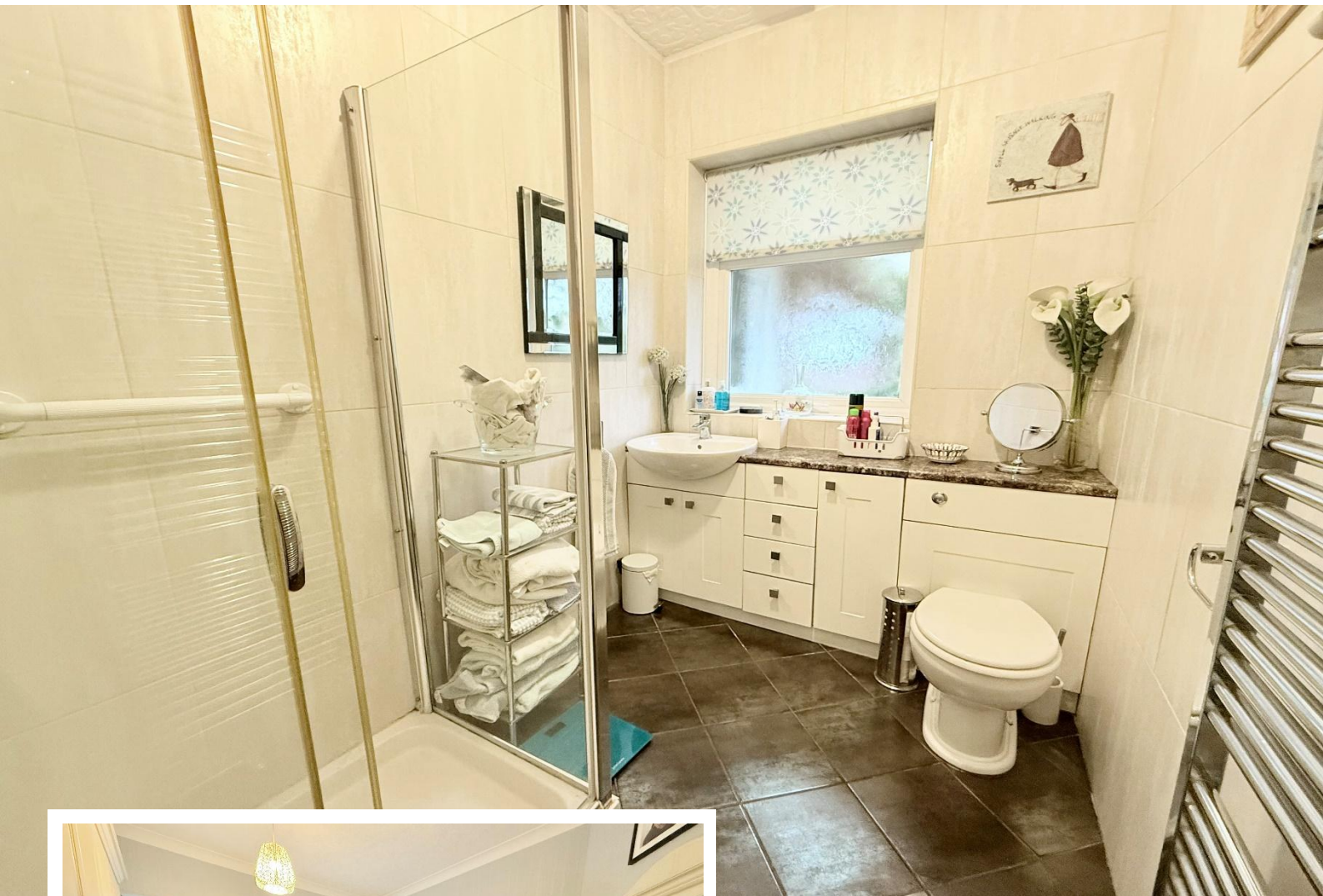
Current EPC Rating - 48
Current Council Tax Band - D





Property Description

A charming detached dormer bungalow offering four bedrooms, three reception rooms, breakfast kitchen, conservatory, guest WC, shower room, family bathroom, separate WC, garage, delightful south westerly facing rear garden and off-road parking



Rooms & Measurements

Lounge to Front 3.58m x 4.67m (11'9" x 15'4" (into bay)

Sitting Room to Front 3.43m x 3.58m (11'3" x 11'9")

Dining Room 3.66m x 3.18m (12'0" x 10'5")

Breakfast Kitchen 4.32m x 3.53m (14'2" (max) x 11'7" (max)

Conservatory 3.28m x 2.16m (10'9" (max) x 7'1")

Bedroom One to Rear 4.72m x 3.2m (15'6" (into bay) x 10'6" (max)

Bedroom Two to Front 4.88m x 3.25m (16'0" (into bay) x 10'8" (max)

Shower Room to Rear 2.57m x 1.7m (8'5" x 5'7")

Bedroom Three to Rear 4.27m x 3.76m (14'0" (max) x 12'4" (max)

Bedroom Four to Rear 3.76m x 3.23m (12'4" x 10'7")

Bathroom to Rear 2.01m x 2.54m (6'7" x 8'4")

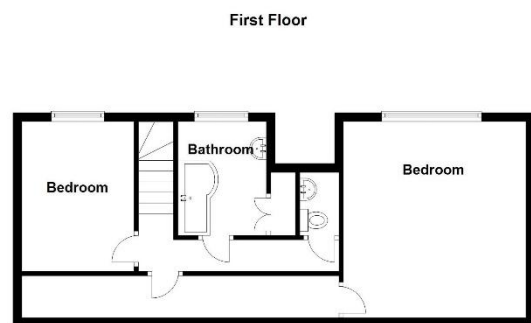
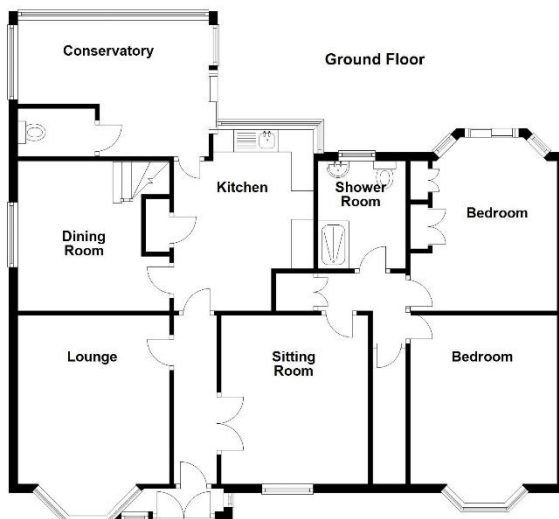
Separate WC 1.57m x 1.57m (5'2" x 5'2")

Garage 8.03m x 2.34m (26'4" x 7'8")

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 – D



Total area: approx. 154.8 sq. metres (1666.2 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.