



Bibury Road Hall Green

- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Delightful South Facing Rear Garden

£375,000

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



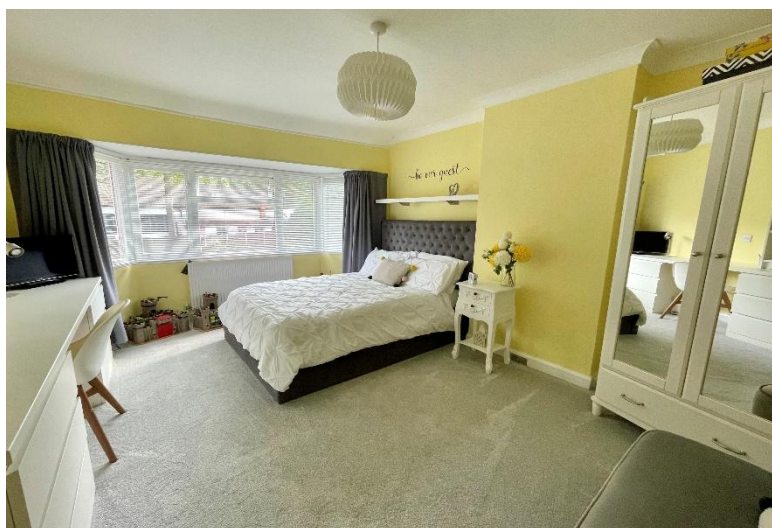
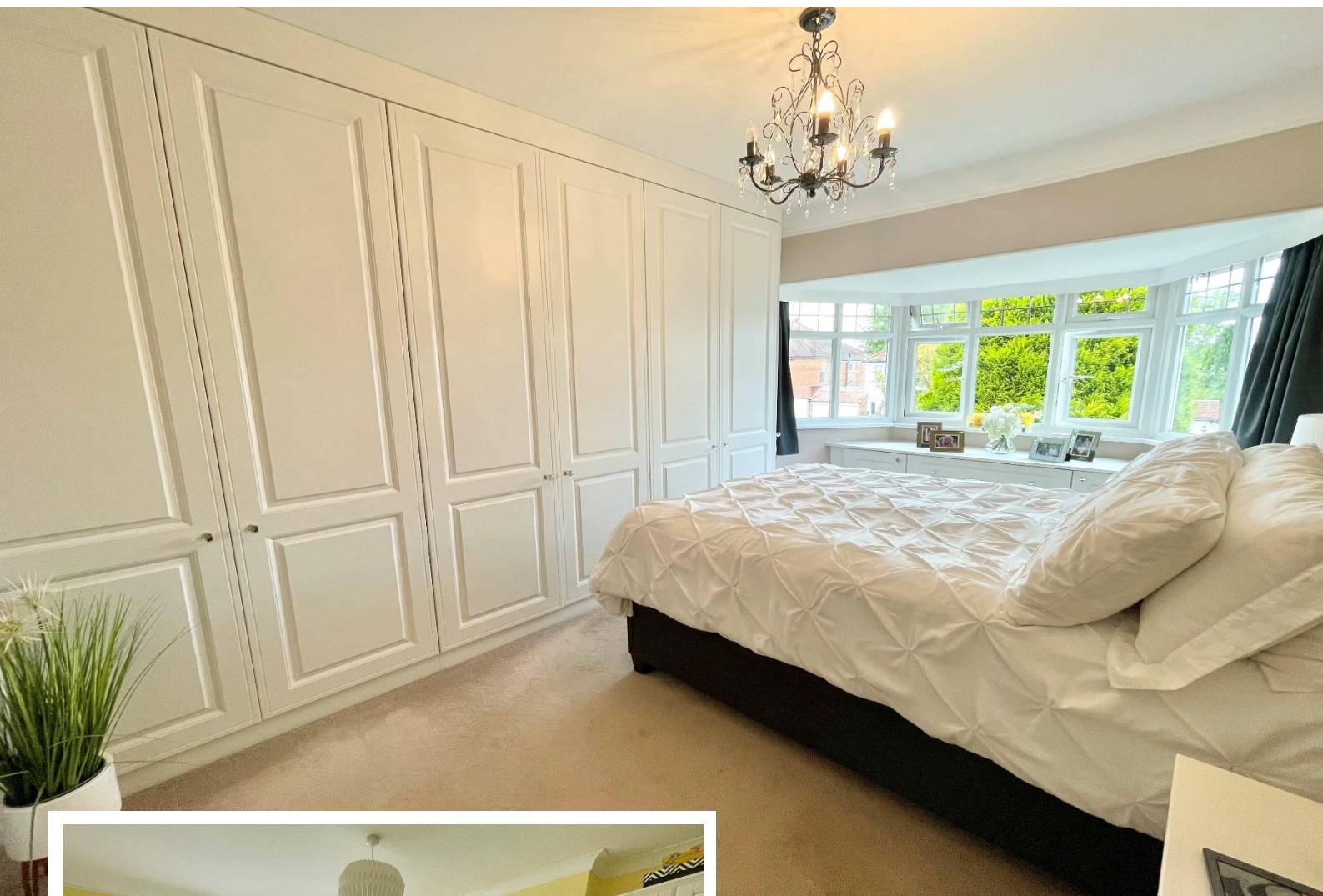


Property Description

A beautifully presented and extended semi detached family home benefiting from three bedrooms, through lounge diner, kitchen, utility room, guest WC, family bathroom with separate WC, garage/storage room, delightful south facing rear garden 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 – D



Rooms & Measurements

Enclosed Porch

Entrance Hall

Dining Area to Front - 5m x 3.18m (16'5" (into bay) x 10'5")

Lounge Area to Rear - 3.81m x 3.48m (12'6" x 11'5")

Kitchen to Rear - 4.09m x 2.46m (13'5" x 8'1")

Utility Room to Rear - 4.27m x 2.16m (14'0" x 7'1")

Guest WC

Bedroom One to Front - 5.08m x 2.54m (16'8" x 8'4" (to wardrobes)

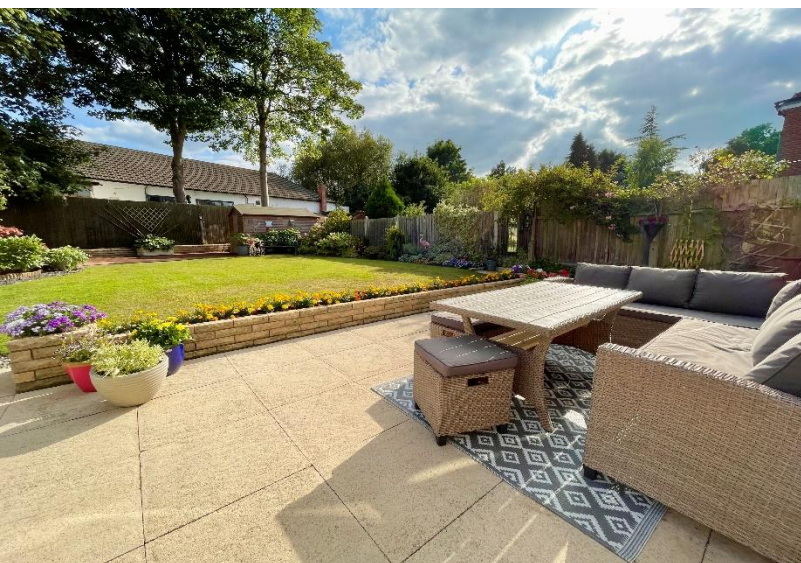
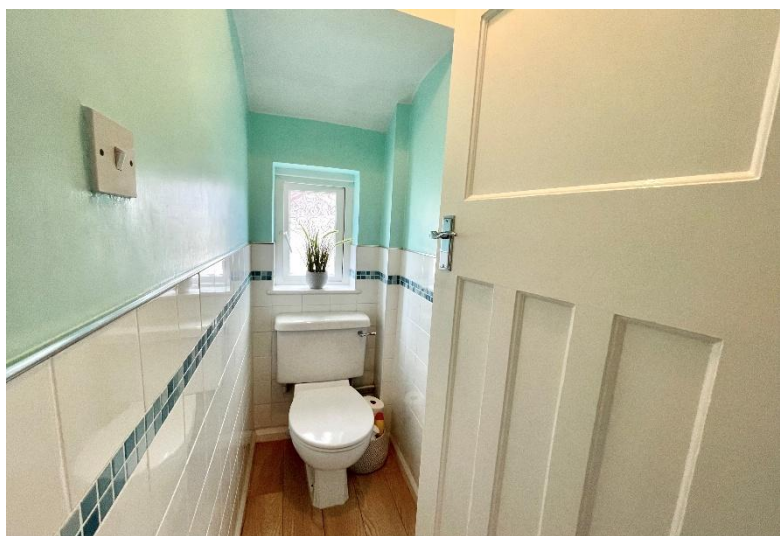
Bedroom Two to Rear - 3.48m x 4.5m (11'5" x 14'9")

Bedroom Three to Front - 2.06m x 2.54m (6'9" x 8'4")

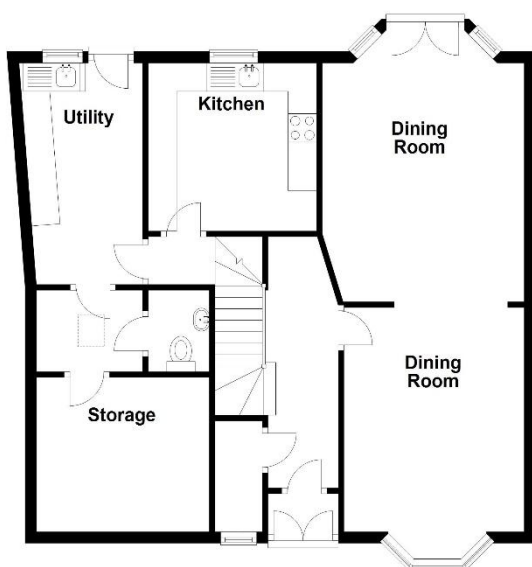
Family Bathroom to Rear - 2.44m x 1.88m (8'0" x 6'2")

Separate WC

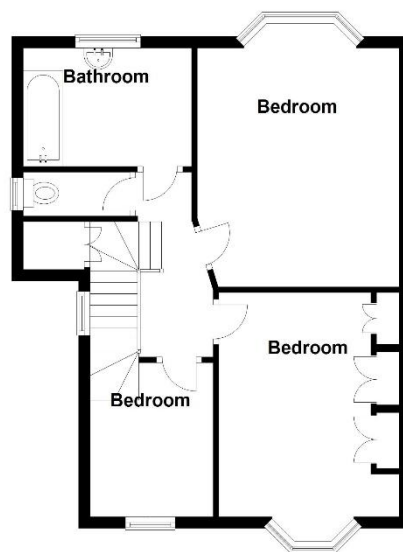
Side Garage



Ground Floor



First Floor



Total area: approx. 122.7 sq. metres (1320.2 sq. feet)

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Solihull
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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.