



smarthomes

## Etwall Road

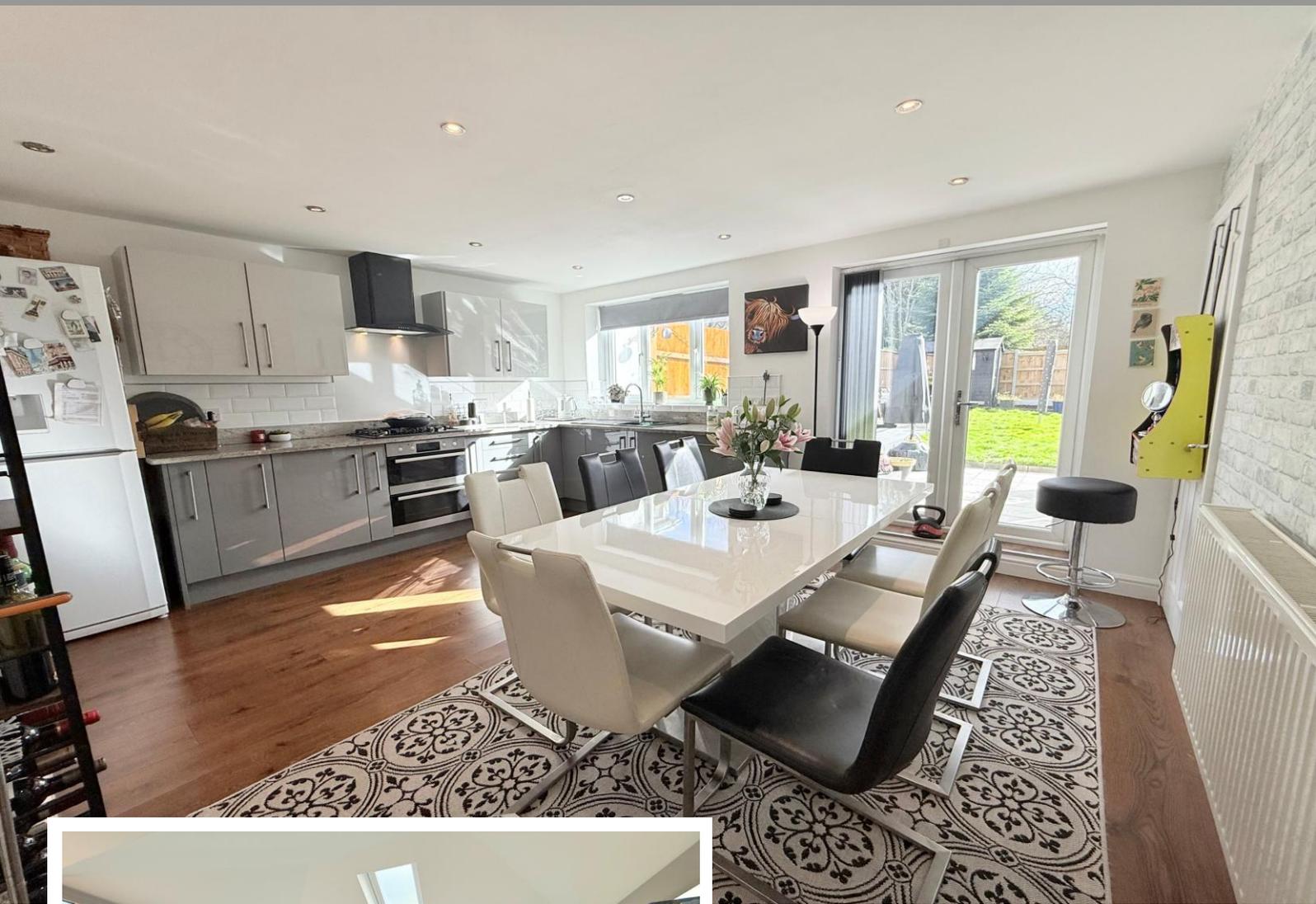
Hall Green, Birmingham

- A Very Well Presented Four Bedroom Family Home
- Re-Fitted Kitchen/Diner, Bathroom & Two Shower Rooms
- Southerly Facing Rear Garden & Garage Store
- Two Reception Rooms & Warm Room

**£500,000**

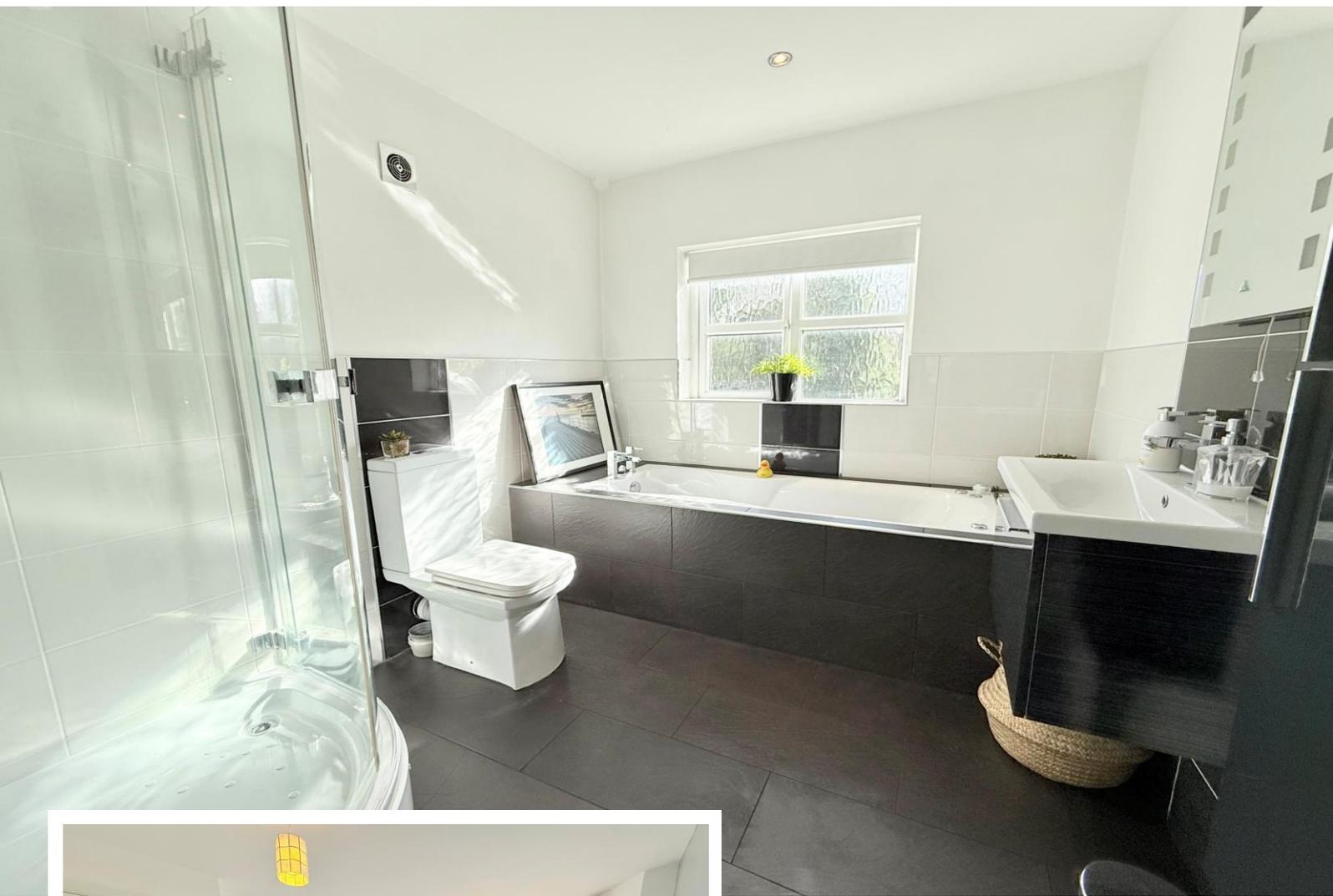
Current EPC Rating - TBC  
Current Council Tax Band - D





## Property Description

A beautifully presented and extended semi-detached family home offering four bedrooms, two reception rooms, extended dining kitchen, warm room, utility, ground floor shower room, four piece family bathroom, Southerly facing rear garden and garage/store



## Rooms & Measurements

Reception Room Two to Front 4.34m x 3.28m (14'3" (into bay) x 10'9")

Reception Room One to Rear 5.41m x 3.25m (17'9" x 10'8")

Warm Room to Rear 3.25m x 2.87m (10'8" x 9'5")

Extended Dining Kitchen 4.6m x 4.06m (15'1" x 13'4")

Utility Room 2.06m x 1.07m (6'9" x 3'6")

Ground Floor Shower Room 2.01m x 1.09m (6'7" x 3'7")

Bedroom Two to Front 4.47m x 2.9m (14'8" (into bay) x 9'6")

Bedroom Three to Rear 4.19m x 2.9m (13'9" x 9'6")

Dual Aspect Bedroom Four 4.29m x 2.03m (14'1" x 6'8")

Four Piece Family Bathroom to Rear 2.87m x 2.31m (9'5" x 7'7")

Master Bedroom to Rear 5m x 3.2m (16'5" x 10'6")

En Suite Shower Room 1.45m x 2.64m (4'9" (max) x 8'8" (max into shower)

Garage/Store 2.34m x 2.13m (7'8" x 7'0")

### 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



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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.