



smarthomes

Willson Croft

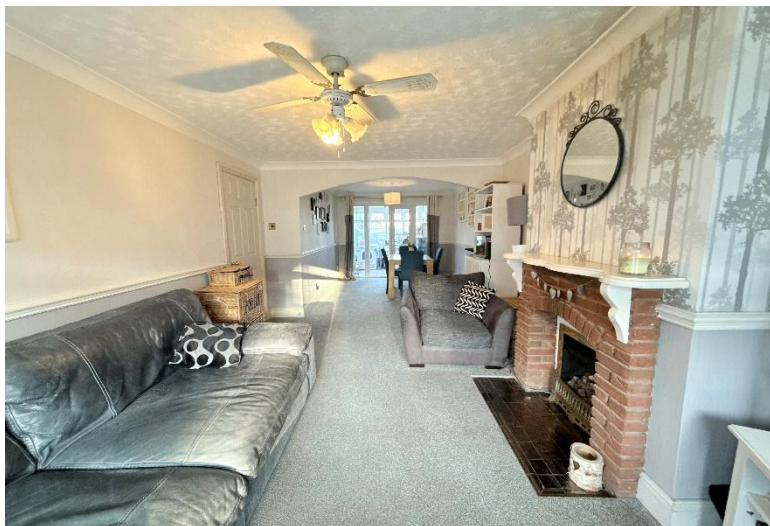
Hall Green, Birmingham

- A Well Presented Four Bedroom Semi Detached Property
- Three First Floor Bedrooms & Loft Room
- Through Lounge Diner
- Conservatory

£265,000

Current EPC Rating - D
Current Council Tax Band - C



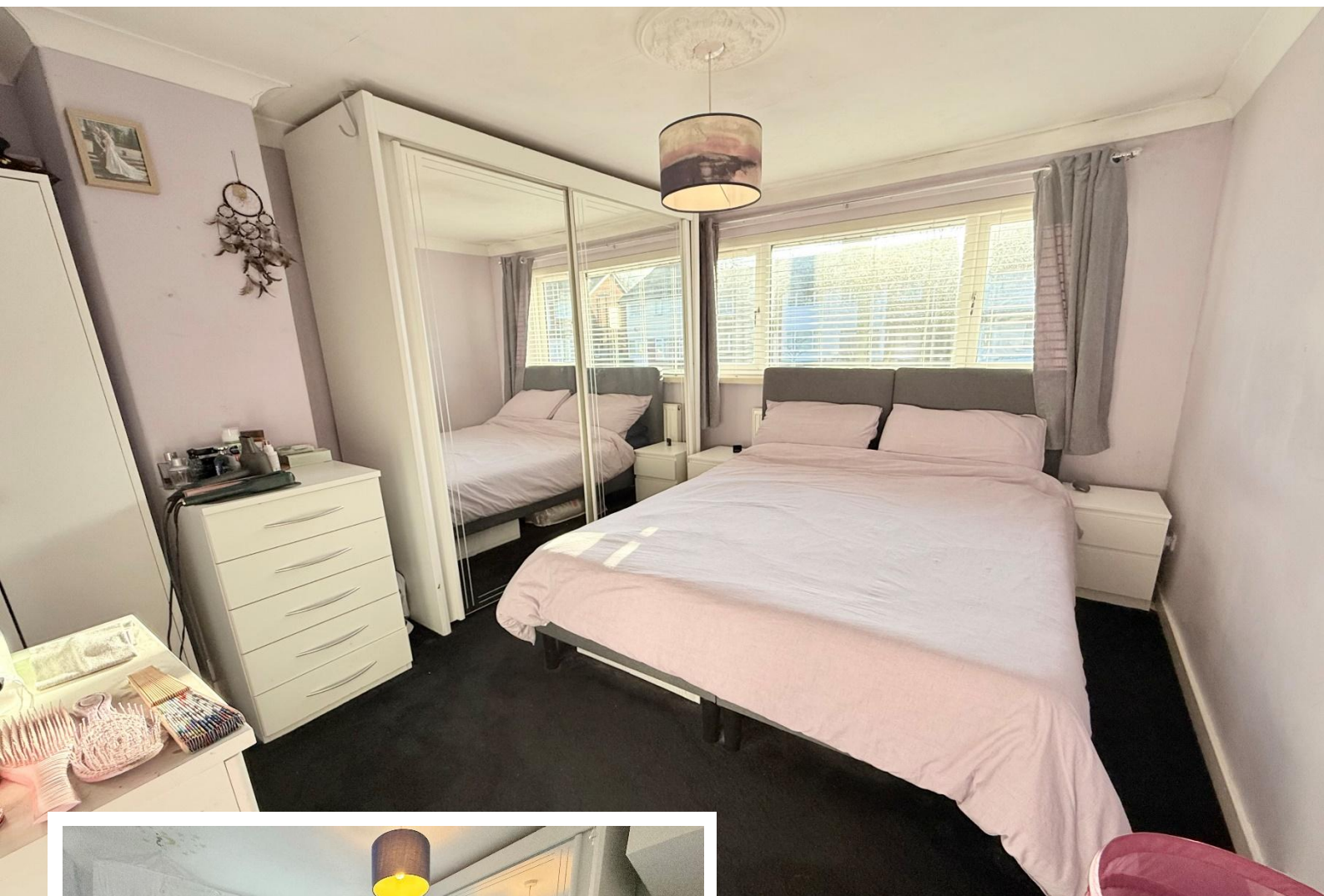


Property Description

A well presented four bedroom semi detached property offering three first floor bedrooms and loft room, through lounge diner, kitchen conservatory, family bathroom, rear garden, garage 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 – C



Rooms & Measurements

Entrance Hall

Through Lounge Diner - 7.82m x 3.07m (25'8" x 10'1")

Conservatory to Rear - 2.82m x 2.31m (9'3" x 7'7")

Kitchen to Rear - 2.77m x 2.06m (9'1" x 6'9")

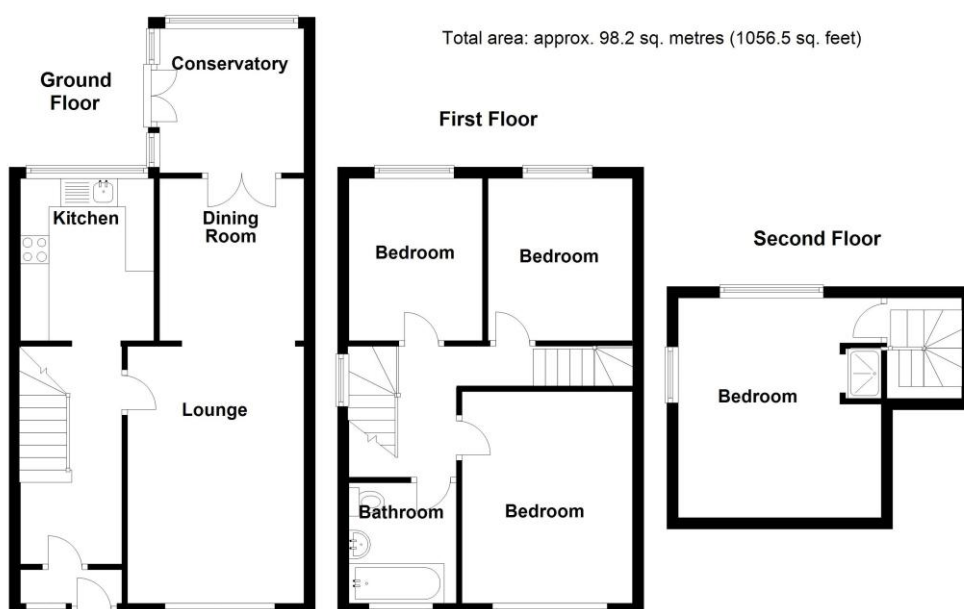
Bedroom One to Front - 3.66m x 3.07m (12'0" x 10'1")

Bedroom Two to Rear - 3.12m x 2.74m (10'3" x 9'0")

Bedroom Three to Rear - 2.74m x 2.13m (9'0" x 7'0")

Family Bathroom to Front - 1.98m x 1.65m (6'6" x 5'5")

Loft Room - 4.93m x 3.68m (16'2" (max) x 12'1" (max)



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.