

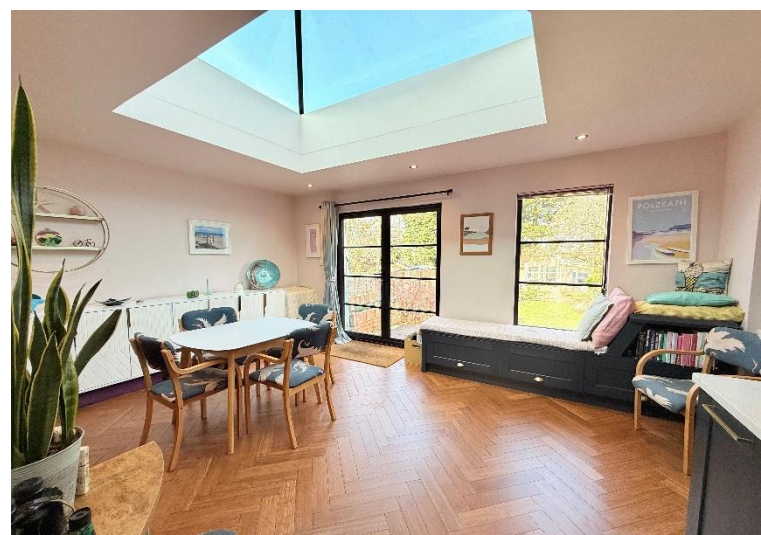


Burnaston Road Hall Green, Birmingham

- A Beautifully Presented Four Bedroom Detached Bungalow
- Superb Extended Open Plan Family Lounge/Kitchen/Diner
- Landscaped Rear Garden & Driveway Parking
- Two En-Suites, Utility & Guest W.C

£425,000

Current EPC Rating - 52
Current Council Tax Band - C





Property Description

A beautifully presented and extended detached bungalow situated in a most convenient location just a short 10 minute walk to Hall Green train station with direct links to Birmingham City Centre. Offering accommodation comprising a superb open plan family lounge/kitchen/diner, utility room, utility room, guest W.C, four bedrooms, two en-suites, dressing room, rear garden and driveway parking



Rooms & Measurements

Superb Extended Open Plan Family Lounge/Kitchen/Diner to Rear 7.95m max x 7.34m max (26'1" max x 24'1" max)

Utility Room 2.67m x 1.88m (8'9" x 6'2")

Bedroom One to Front 4.11m max x 3.4m (13'6" max x 11'2")

Dressing Room

En-Suite Shower Room

Bedroom Two to Front 3.23m x 3.05m (10'7" x 10'0")

Bedroom Three to Rear 2.95m x 2.49m (9'8" x 8'2")

En-Suite Bathroom 2.46m x 1.42m (8'1" x 4'8")

L Shaped Bedroom Four to Side 3.25m max x 2.21m max (10'8" mx x 7'3" max)

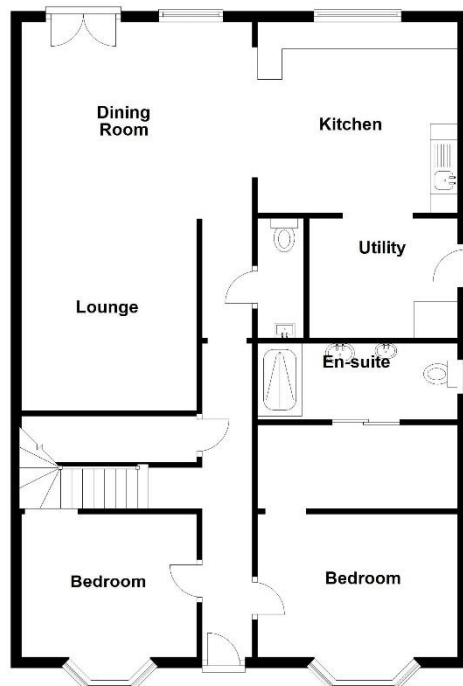
Tenure

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 - C

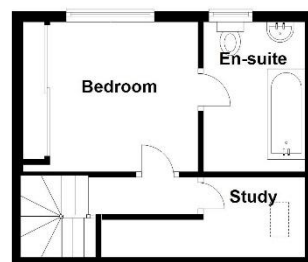


Ground Floor

Total area: approx. 118.9 sq. metres (1279.3 sq. feet)



First Floor



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.