



smarthomes

## Gresham Road

Hall Green, Birmingham

- A Very Well Presented Four Bedroom Family Home
- Three Large Reception Rooms, Breakfast Kitchen & Study
- Large Landscaped Rear Garden, Garage & Driveway Parking
- En-Suite Shower Room & Four Piece Family Bathroom

**£600,000**

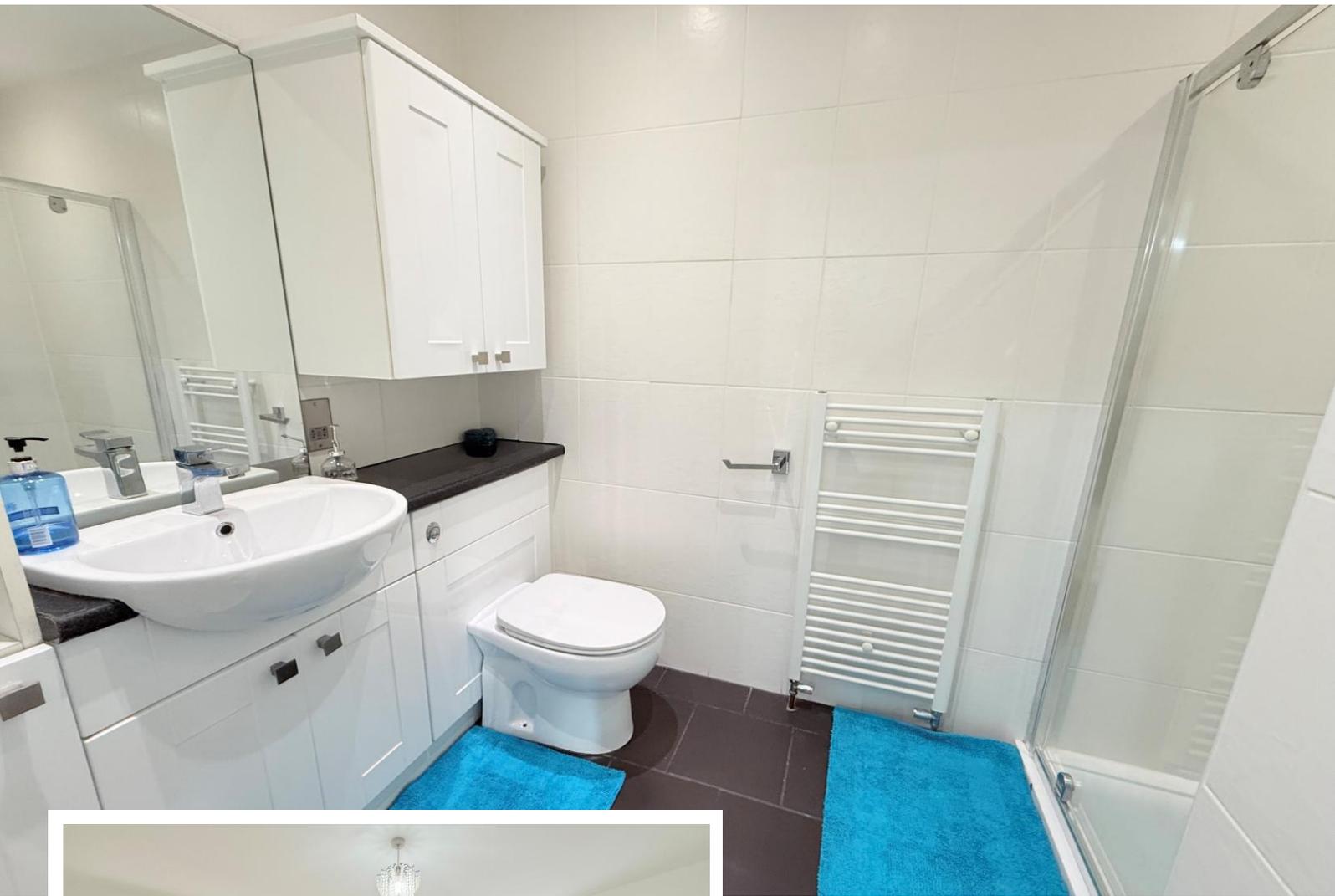
Current EPC Rating - D  
Current Council Tax Band - E





## Property Description

A well presented and substantially extended semi-detached family home situated on a large plot within a most convenient location. Offering spacious accommodation comprising three large reception rooms, extended kitchen/diner, utility room, study, two guest W.C's, four double bedrooms, en-suite shower room, family bathroom, garage, driveway parking and a large landscaped rear garden



## Rooms & Measurements

Living Room to Front 4.98m x 3.56m (16'4" x 11'8")

Sitting Room to Rear 5.36m x 3.66m (17'7" x 12'0")

Extended Kitchen/Diner to Rear 6.02m max x 5.56m max (19'9" max x 18'3" max)

Spacious Dual Aspect Lounge 6.58m x 5.03m (21'7" x 16'6")

Study to Rear 2.36m x 2.26m (7'9" x 7'5")

Utility Room 2.59m x 2.44m (8'6" x 8'0")

Dual Aspect Bedroom One 6.83m x 4.32m (22'5" x 14'2")

En-Suite Shower Room

Bedroom Two to Rear 5.33m x 3.58m (17'6" x 11'9")

Bedroom Three to Front 4.95m x 3.58m (16'3" x 11'9")

Bedroom Four to Rear 3m x 3m (9'10" x 9'10")

Family Bathroom

Garage 5.18m max x 2.44m max (17'0" max x 8'0" 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 vendor. Current council tax band – E



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