



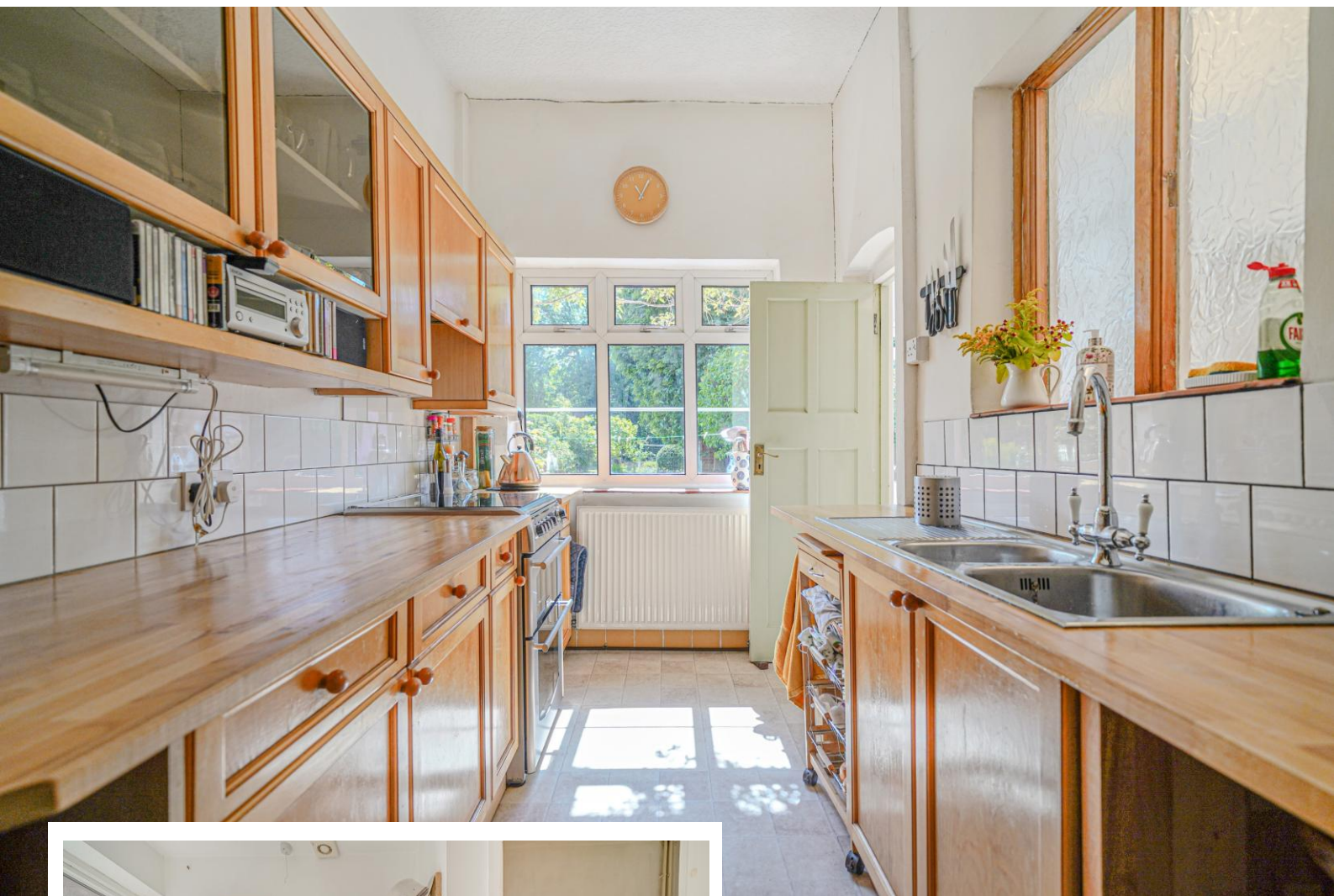
Southam Road Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen & Two Reception Rooms
- Extensive Mature Rear Garden & No Upward Chain
- Versatile Loft Room & Side Garage

£400,000

Current EPC Rating - E
Current Council Tax Band - C





Property Description

NO UPWARD CHAIN

A well presented period semi-detached family home situated in a most popular location offering spacious accommodation comprising two reception rooms, fitted kitchen, utility room, guest W.C, three double bedrooms, family bathroom, useful loft room, extensive mature rear garden, side garage and driveway parking



Rooms & Measurements

Dining Room to Front 3.56m x 3.2m (11'8" x 10'6")

Lounge to Rear 4.8m x 4.39m (15'9" x 14'5")

Fitted Kitchen to Rear 3.66m x 1.93m (12'0" x 6'4")

Utility Room 1.93m x 1.75m (6'4" x 5'9")

Bedroom One to Front 3.84m x 2.74m (12'7" x 9'0")

Bedroom Two to Rear 3.76m x 3.66m (12'4" x 12'0")

Bedroom Three to Rear 3.66m x 3.05m (12'0" x 10'0")

Family Bathroom to Front 2.54m x 2.13m (8'4" x 7'0")

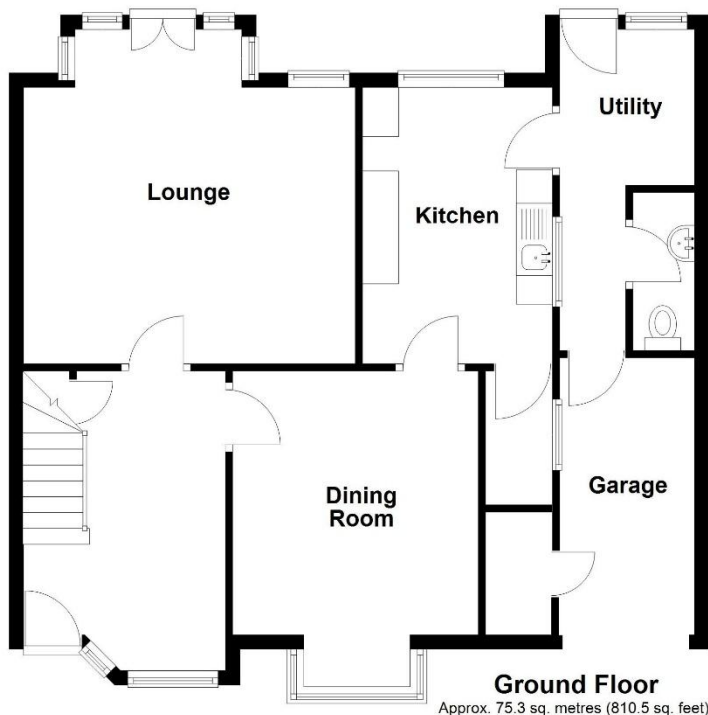
Useful Loft Room 6.91m x 2.36m (22'8" x 7'9")

Side Garage 4.32m x 1.93m (14'2" x 6'4")

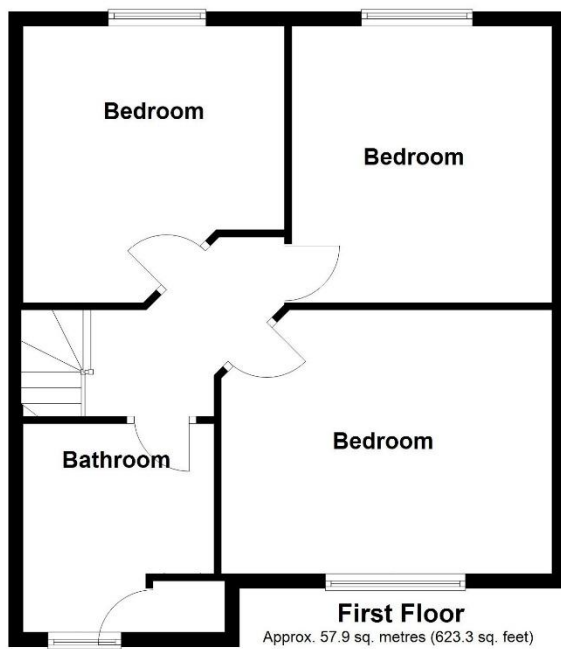
Tenure

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



Total area: approx. 133.2 sq. metres (1433.8 sq. feet)



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 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.