



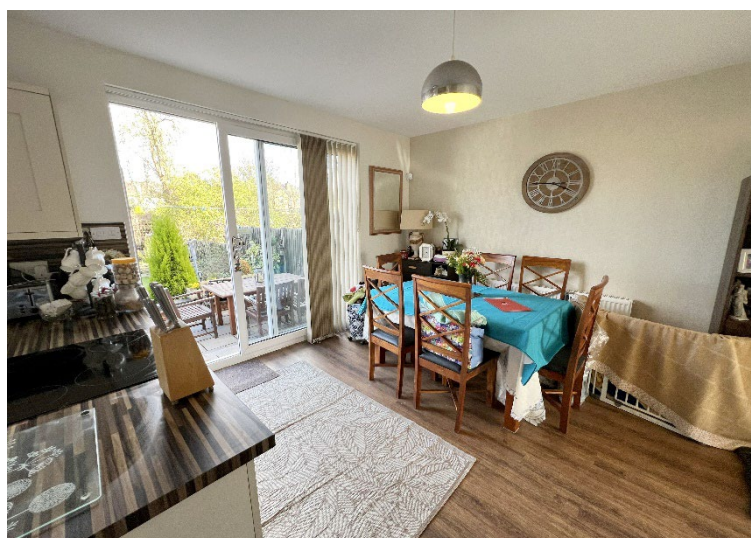
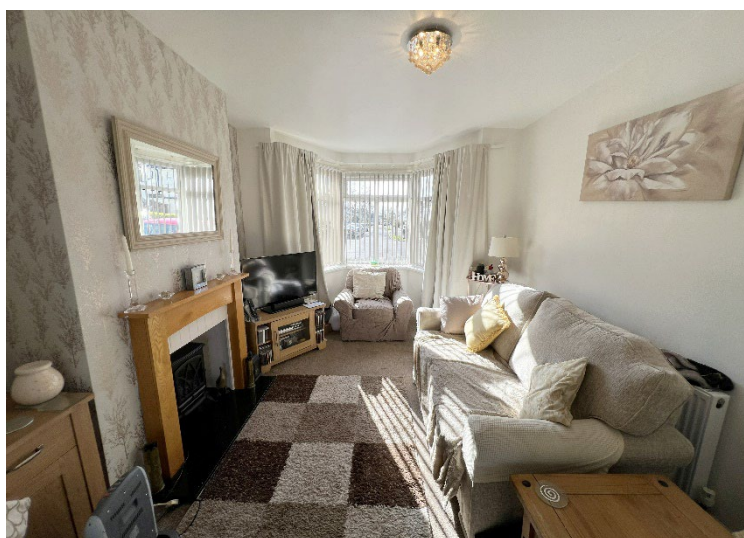
## Fallowfield Avenue

Hall Green, Birmingham

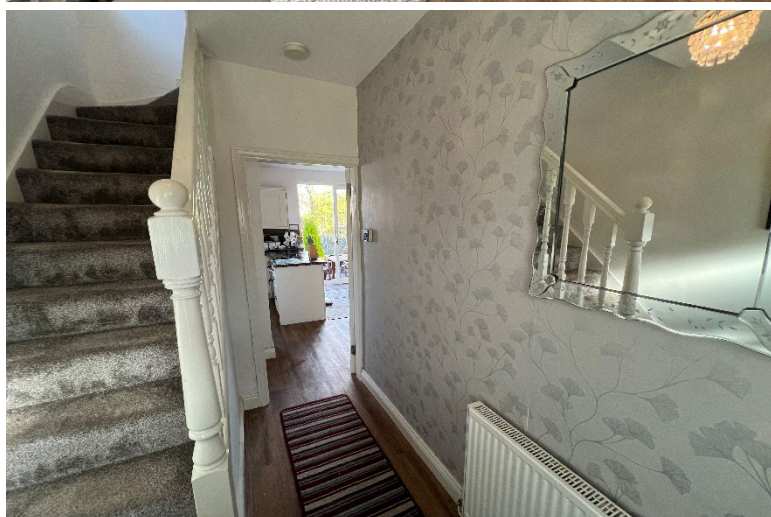
- A Traditional Semi Detached Property
- Three Bedrooms
- Open Plan Kitchen Diner
- Lounge

**£325,000**

Current EPC Rating TBC  
Current Council Tax Band C







## Property Description

A traditional semi detached property situated in a quiet cul-de-sac location with accommodation briefly affording three bedrooms, lounge, open plan kitchen diner, family bathroom, private good sized rear garden, garage and driveway 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

Lounge to Front - 4m (into bay) x 3.1m (13'1" x 10'2")

Open Plan Kitchen Diner - 3.5m x 5.6m (11'5" x 18'4")

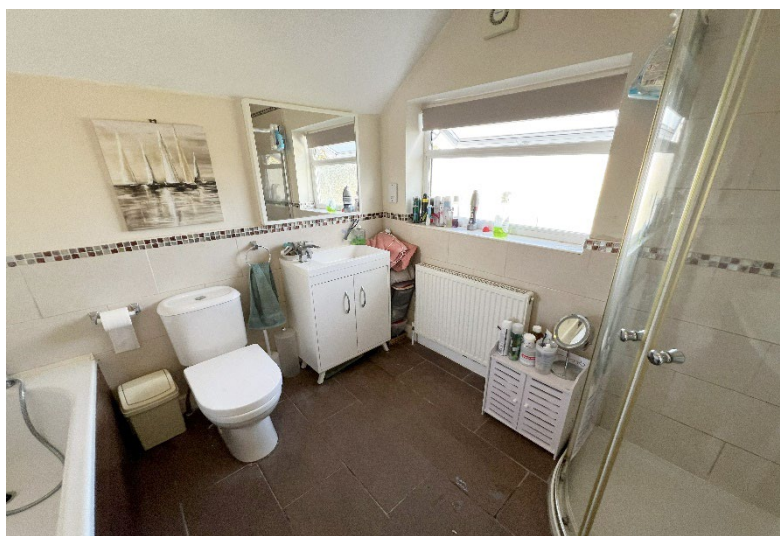
Bedroom One to Front - 4.5m x 3.2m (14'9" x 10'5")

Bedroom Two to Rear - 3.6m x 3.5m (11'9" x 11'5")

Bedroom Three to Front - 2.2m x 1.8m (7'2" x 5'10")

Family Bathroom - 2.5m x 2.4m (8'2" x 7'10")





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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.