



Sandgate Road Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Extended Fitted Kitchen & Through Lounge/Diner
- Southerly Facing Rear Garden
- Driveway Parking & Rear Double Garage

Offers Over £280,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A well presented and extended semi-detached family home situated in a most popular location offering accommodation comprising an extended through lounge/diner, conservatory, extended kitchen, three bedrooms, family bathroom, Southerly facing rear garden, rear double garage and driveway parking



Rooms & Measurements

Extended Through Lounge/Diner 9.1m x 3m max (29'10" x 9'10" max)

Conservatory 3.6m x 2.6m (11'9" x 8'6")

Extended Kitchen to Rear 4m x 2.2m (13'1" x 7'2")

Bedroom One to Rear 3.4m x 3m (11'1" x 9'10")

Bedroom Two to Front 3.6m x 3m (11'9" x 9'10")

Bedroom Three to Front 2.1m x 1.5m (6'10" x 4'11")

Family Bathroom to Rear 1.7m x 1.5m (5'6" x 4'11")

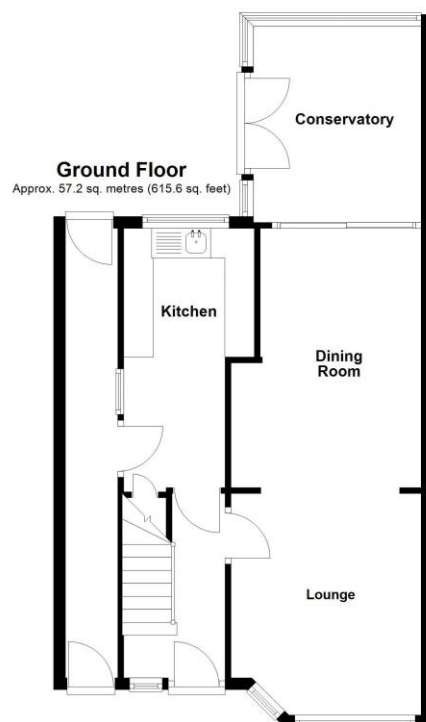
Rear Double Garage 5.7m x 5m (18'8" x 16'4")

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. 85.7 sq. metres (922.0 sq. feet)



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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.