



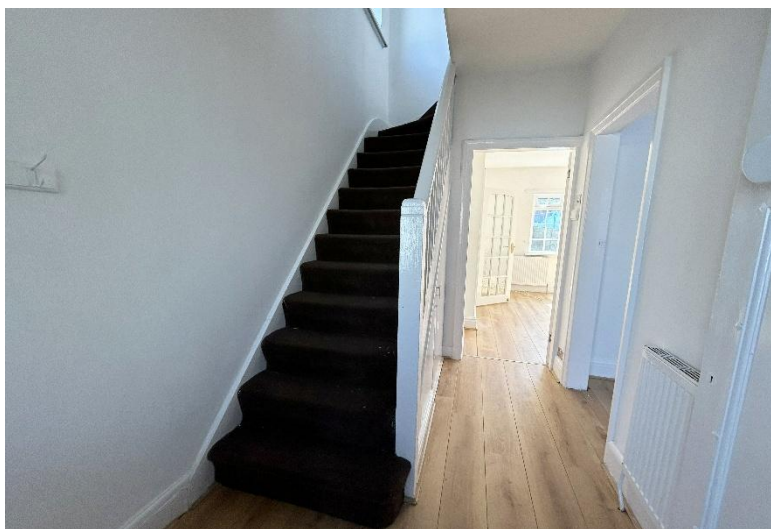
Egginton Road Hall Green, Birmingham

- An Extended Three Bedroom Family Home
- Extended Breakfast Kitchen & Family Bathroom
- Southerly Facing Rear Garden
- Two Reception Rooms

£330,000

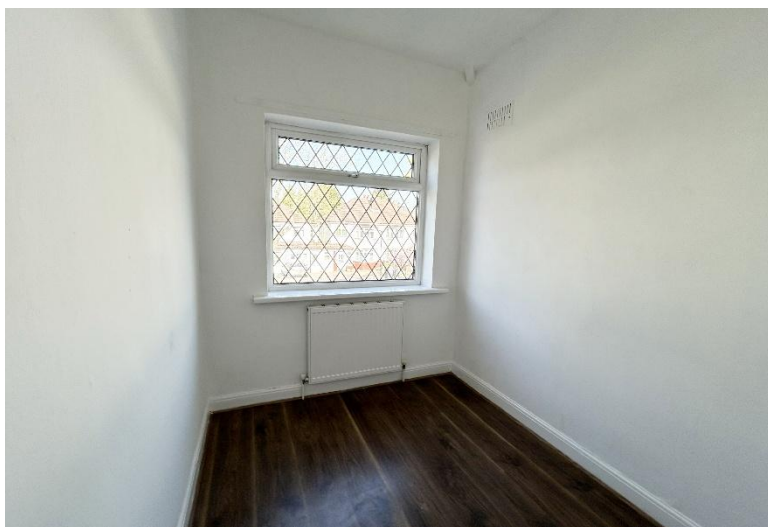
Current EPC Rating - 46
Current Council Tax Band - C





Property Description

A semi-detached family home situated in a most popular location offering accommodation comprising two reception rooms, extended kitchen/diner, utility/guest W.C, three bedrooms, family bathroom, Southerly facing rear garden, garage store and driveway parking



Rooms & Measurements

Dining Room to Front 4.34m x 2.82m (14'3" x 9'3")

Lounge to Rear 3.96m x 3.68m (13'0" x 12'1")

Extended Kitchen/Diner to Rear 4.47m x 3.81m (14'8" x 12'6")

Utility Room/Guest W.C

Bedroom One to Front 4.5m x 3.18m (14'9" x 10'5")

Bedroom Two to Rear 3.58m x 3.12m (11'9" x 10'3")

Bedroom Three to Front 2.13m x 1.75m (7'0" x 5'9")

Family Bathroom to Rear 2.57m max x 2.51m max (8'5" max x 8'3" max)

Tenure

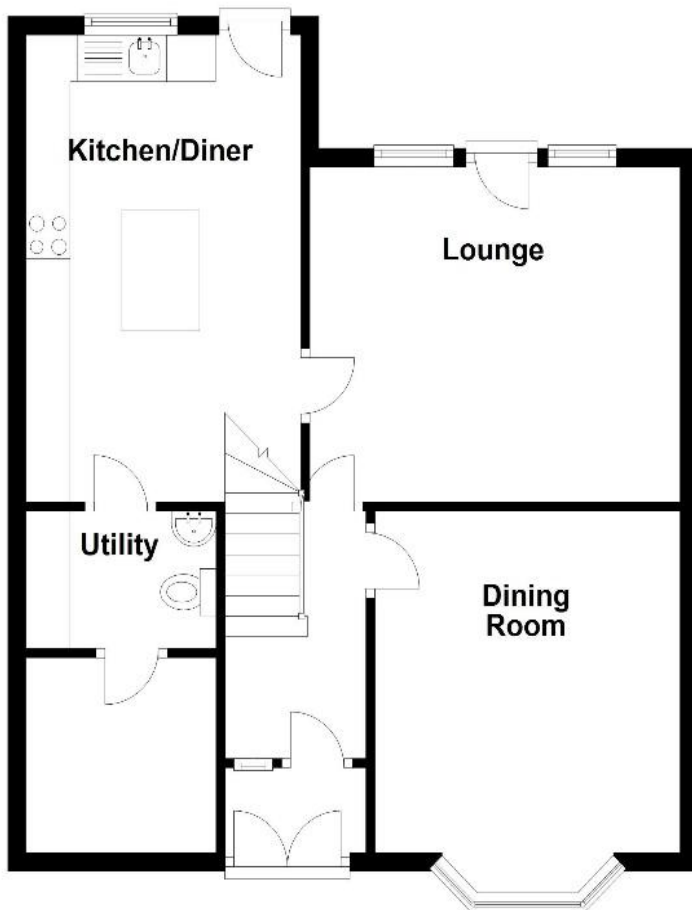
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

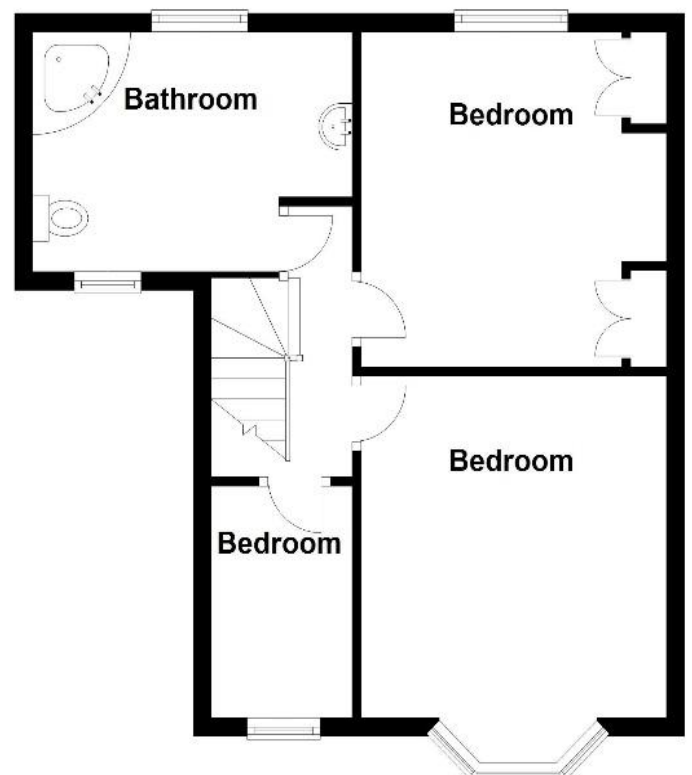
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Ground Floor



First Floor



Total area: approx. 101.5 sq. metres (1093.0 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.