



Stonerwood Avenue

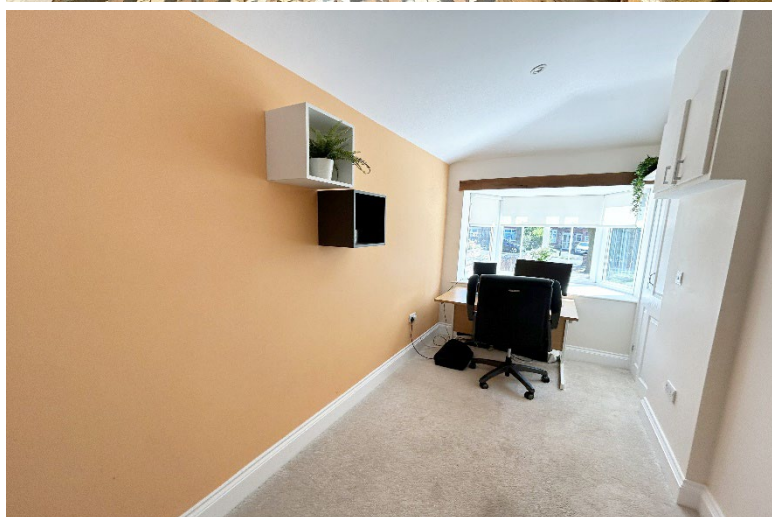
Hall Green

- A Beautifully Presented & Extended Semi Detached
- Four Bedrooms
- Two Reception Rooms
- Extended Re-Fitted Kitchen
- Extended Utility
- Sympathetically Extended & Restored By Existing Owners

Offers Over £425,000

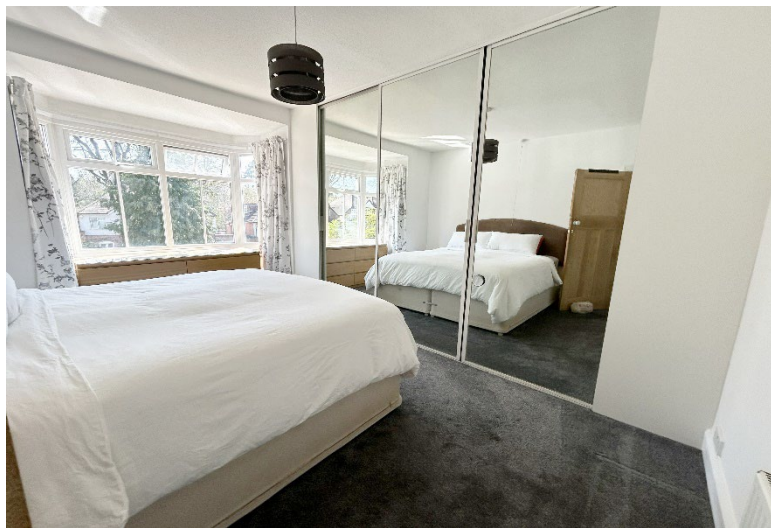
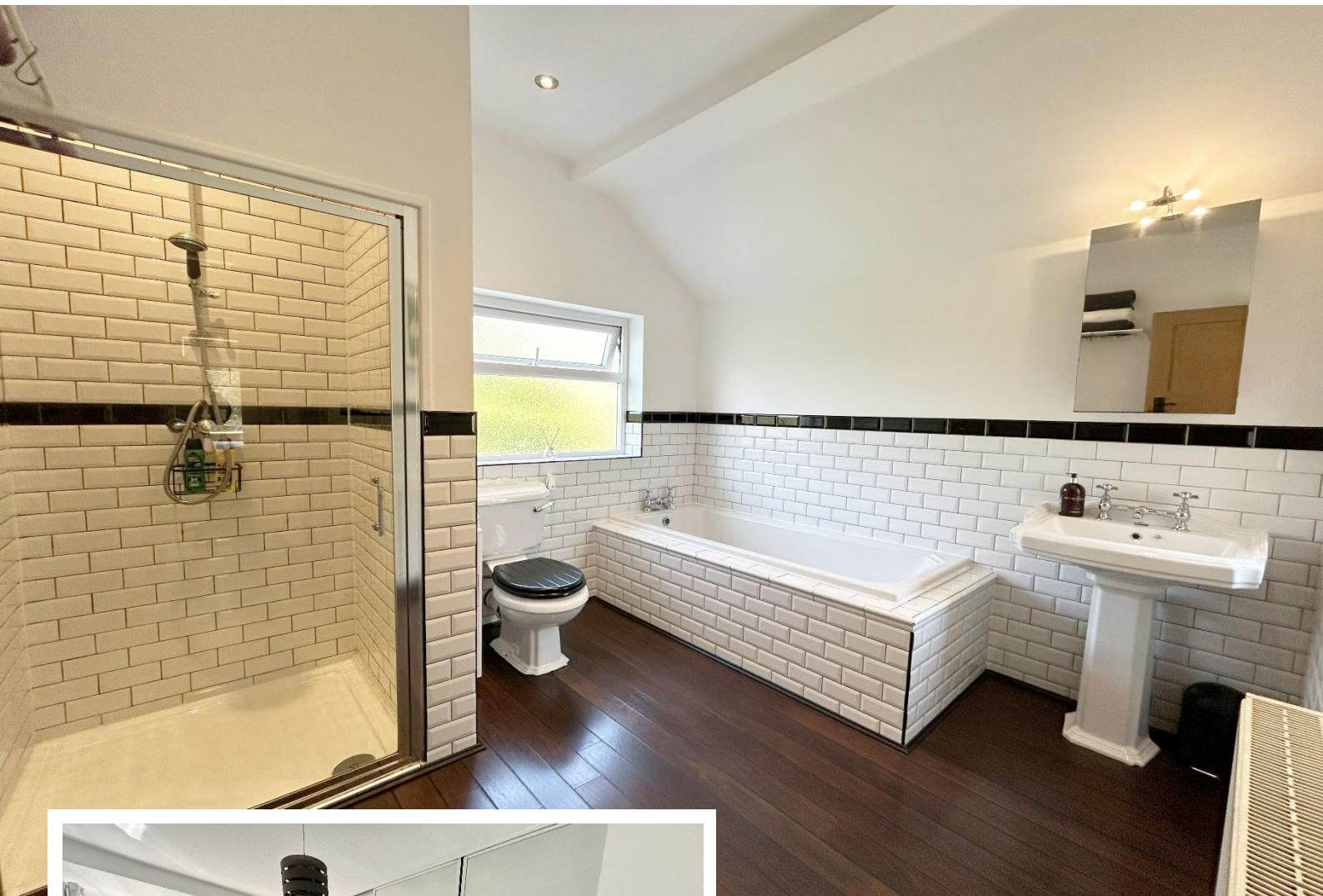
Current EPC Rating TBC
Current Council Tax Band D





Property Description

A beautifully presented and extended semi detached property which has been sympathetically extended and restored by the existing vendors over the last 20 years. Situated in a popular tree lined road, the property benefits from four bedrooms situated over two floors, two reception rooms, extended re-fitted kitchen, extended utility with WC, ground floor bedroom with en suite shower room, superb re-fitted four piece family bathroom, extensive landscaped rear garden with entertainment area and timber cabin



Rooms & Measurements

Entrance Hall

Reception Room One to Front - 4.6m x 3.43m (15'1" x 11'3")

Reception Room Two to Rear - 3.45m x 4.52m (11'4" x 14'10")

Superb Extended Kitchen to Rear - 4.34m x 3.58m (14'3" x 11'9")

Extended Utility Room - 2.79m x 2.24m (9'2" x 7'4")

Guest WC

Ground Floor Bedroom - 1.96m x 4.42m (6'5" x 14'6" (to bay)

En Suite Shower Room

Bedroom One to Rear - 4.42m x 3.53m (14'6" x 11'7")

Bedroom Two to Front - 4.67m x 2.84m (15'4" x 9'4")

Bedroom Three to Front - 1.93m x 2.92m (6'4" x 9'7")

Re-Fitted Four Piece Bathroom to Rear

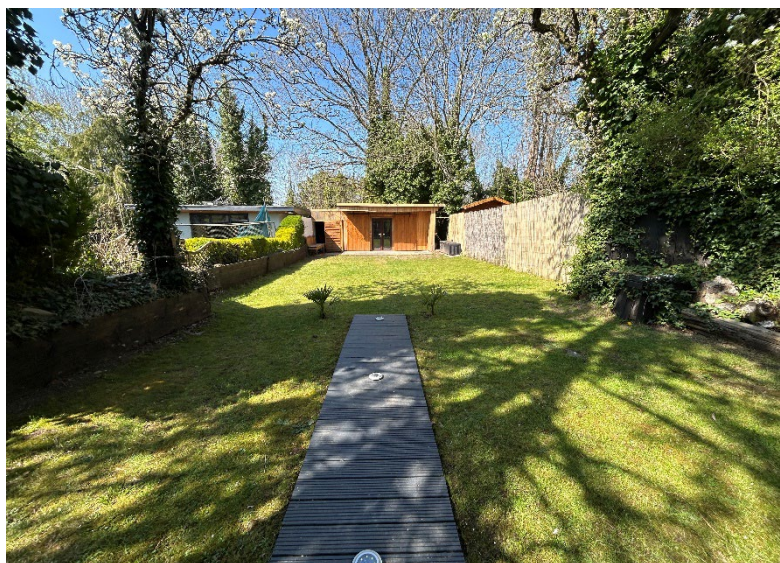
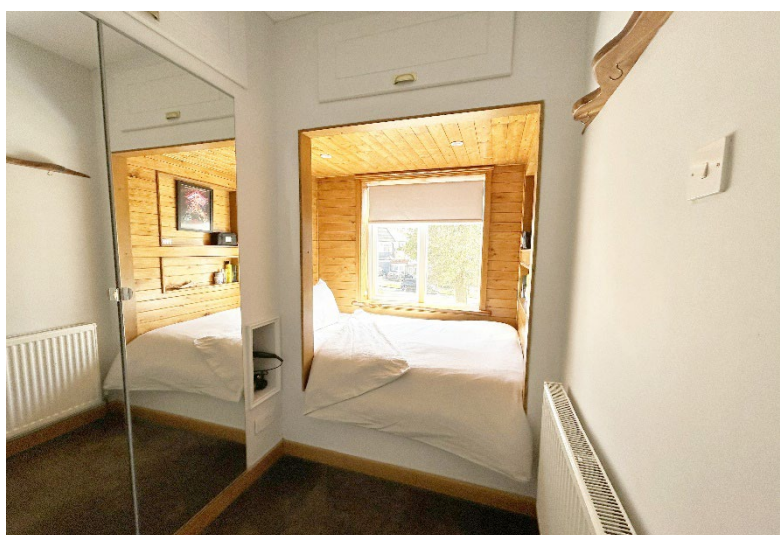
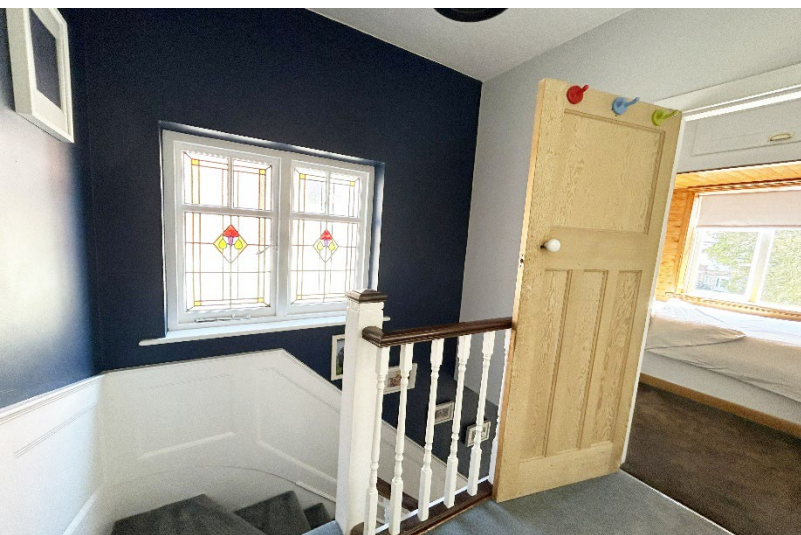
Cabin - 4.57m x 2.82m (15'0" x 9'3")

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 – D



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.