



## Blythsford Road

Hall Green, Birmingham

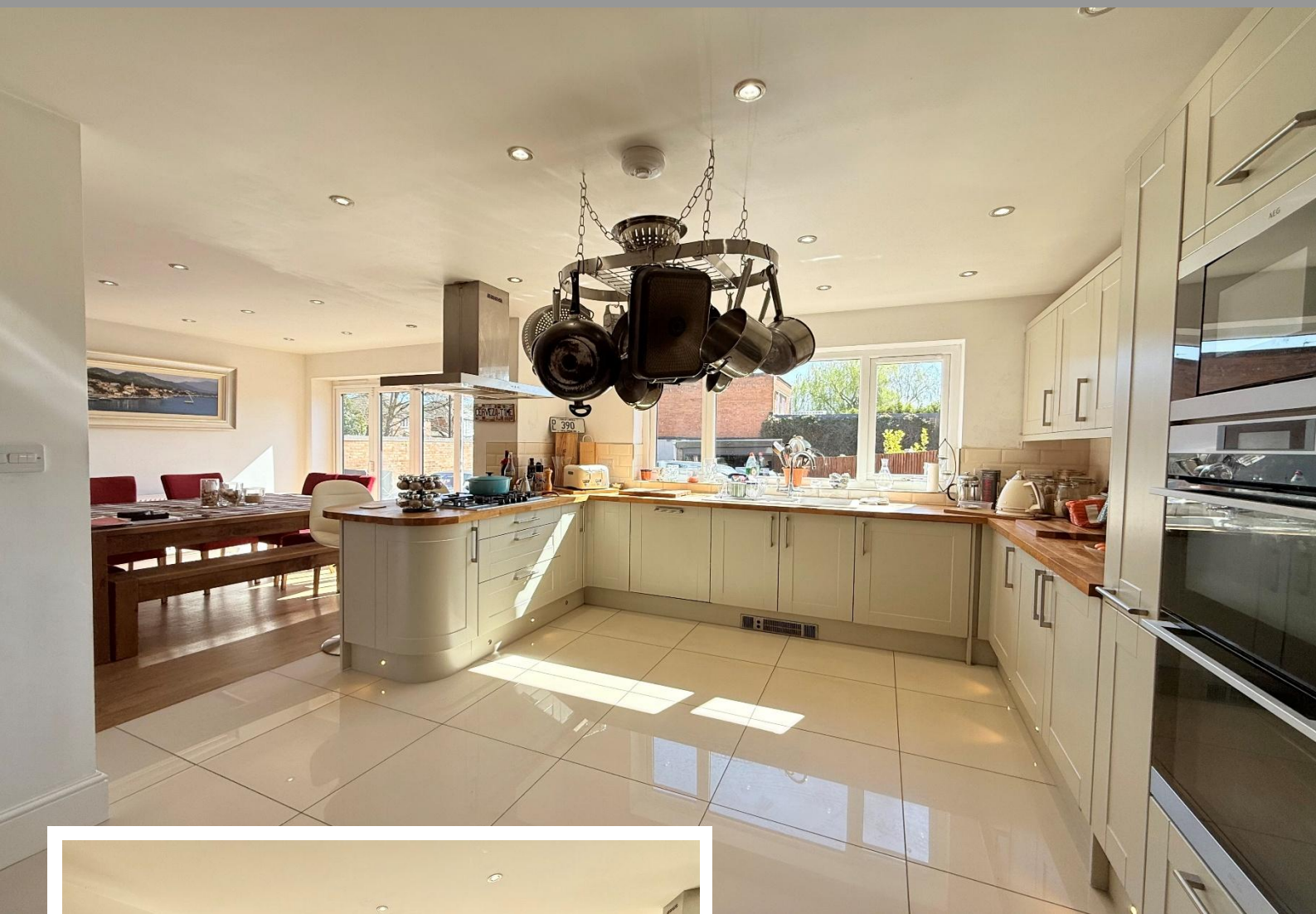
- An Extremely Well Presented Four Bedroom Family Home
- Extended & Re-Fitted Family Kitchen/Diner
- Landscaped Southerly Facing Rear Garden
- En-Suite Shower Room & Re-Fitted Family Bathroom

**£435,000**

Current EPC Rating - C  
Current Council Tax Band - B



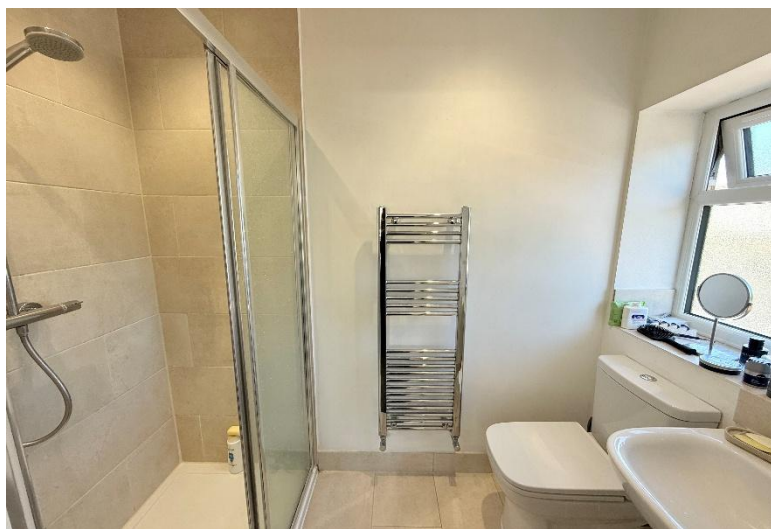
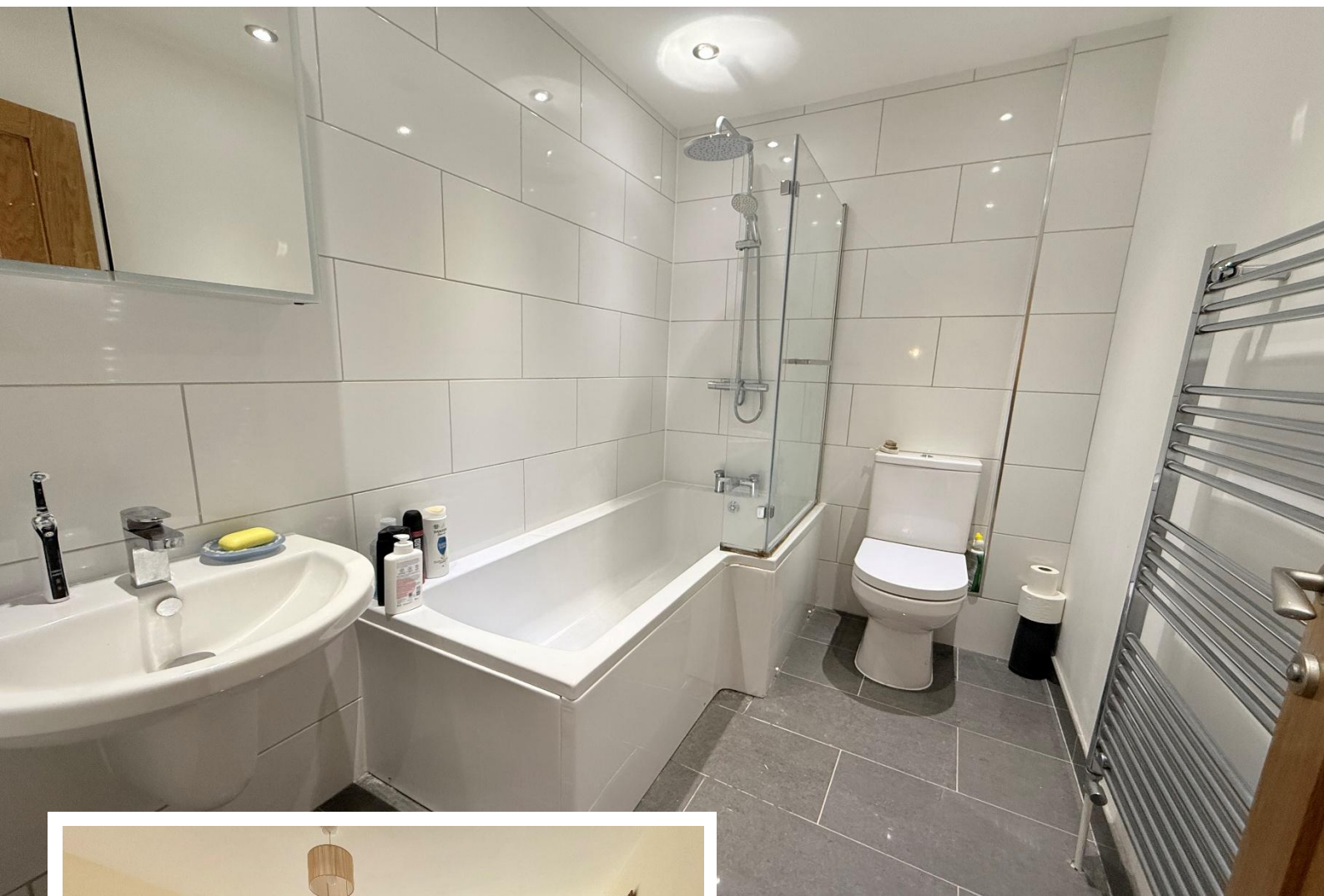




## Property Description

An extremely well presented and substantially extended four bedroom semi-detached family home briefly affording impressive extended open plan family dining kitchen, lounge, guest WC, master en-suite shower room, family bathroom, Southerly facing rear garden and parking to rear





## Rooms & Measurements

Lounge to Front 3.71m x 3.58m (12'2" (into bay) x 11'9")

Impressive Extended Open Plan Family Dining Kitchen 7.85m x 7.04m (25'9" x 23'1")

Bedroom One to Rear 4.78m x 2.92m (15'8" x 9'7")

:  
En Suite Shower Room to Side 1.96m x 1.04m (6'5" x 3'5")

Bedroom Two to Front 2.97m x 3.58m (9'9" x 11'9")

Bedroom Three to Rear 3.68m x 2.54m (12'1" x 8'4")

Bedroom Four to Front 2.18m x 2.97m (7'2" x 9'9")

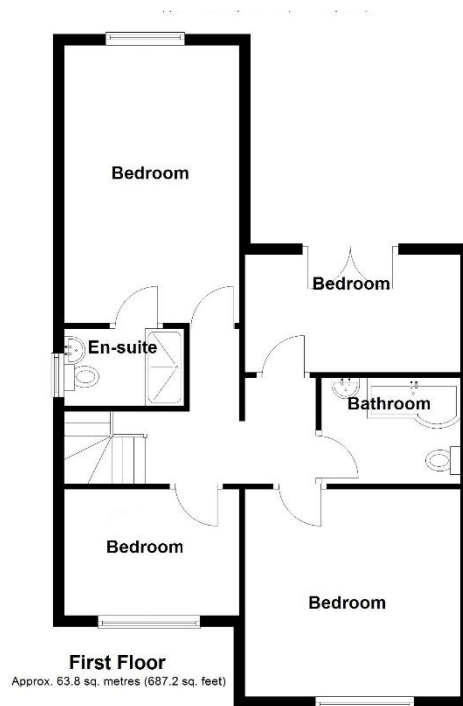
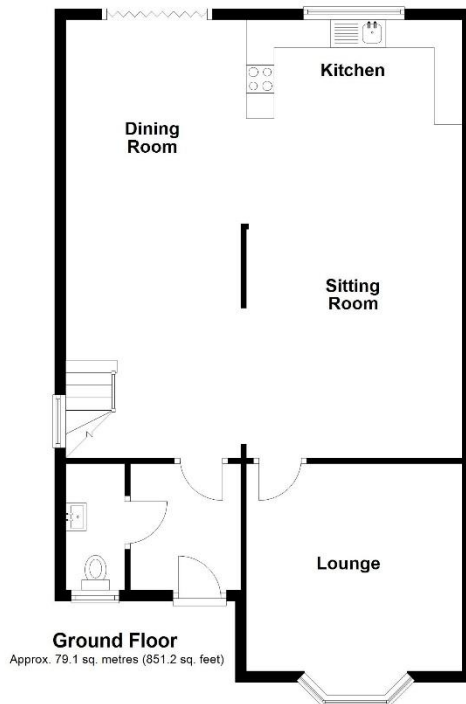
Family Bathroom 2.26m x 1.57m (7'5" x 5'2")

### 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 – B





Total area: approx. 142.9 sq. metres (1538.3 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.