



smarthomes

Hamlet Road

Hall Green, Birmingham

- An Extended Detached Four Bedroom Family Home
- Two Reception Rooms, Orangery & Ground Floor Shower Room
- Delightful Mature Gardens to Three Sides
- Large Garage, Dressing Room & Home Office

£725,000

Current EPC Rating - E
Current Council Tax Band - E





Property Description

An extended detached four bedroom property built in 1883 retaining a wealth of period features. Offering accommodation comprising two reception rooms, spacious kitchen/diner, extended orangery, ground floor shower room, ground floor bedroom four/office, three first floor double bedrooms, dressing room/study, family bathroom, beautifully maintained gardens, driveway and large garage

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 – E



Rooms & Measurements

Reception Room One 4.5m (into bay) x 3.7m (14'9" x 12'1")

Reception Room Two 5.1m x 3.5m (16'8" x 11'5")

Spacious Kitchen/Diner 7.7m x 3.3m (25'3" x 10'9")

Extended Orangery 5.8m x 4.3m (19'0" x 14'1")

Ground Floor Shower Room

Ground Floor Bedroom Four/Office

Bedroom One to Front 3m (to wardrobes) x 2.7m (9'10" x 8'10")

Bedroom Two to Rear 4m x 3.4m (13'1" x 11'1")

Dual Aspect Bedroom Three

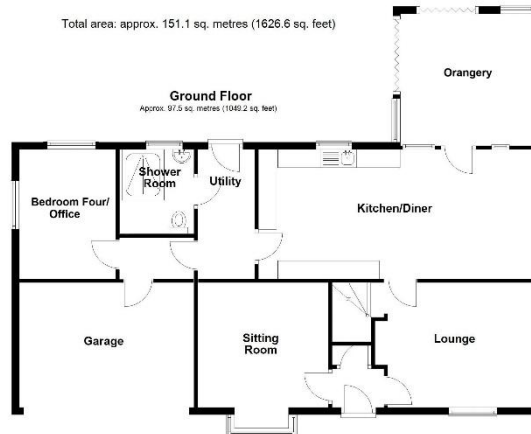
Dressing Room/Study 2.6m x 2.3m (8'6" x 7'6")

Family Bathroom to Rear 2.7m x 2.3m (8'10" x 7'6")

Large Garage 4.7m x 4.6m (15'5" x 15'1")



Total area: approx. 151.1 sq. metres (1626.6 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.