



smarthomes

## Prestige Avenue

Hall Green, Birmingham

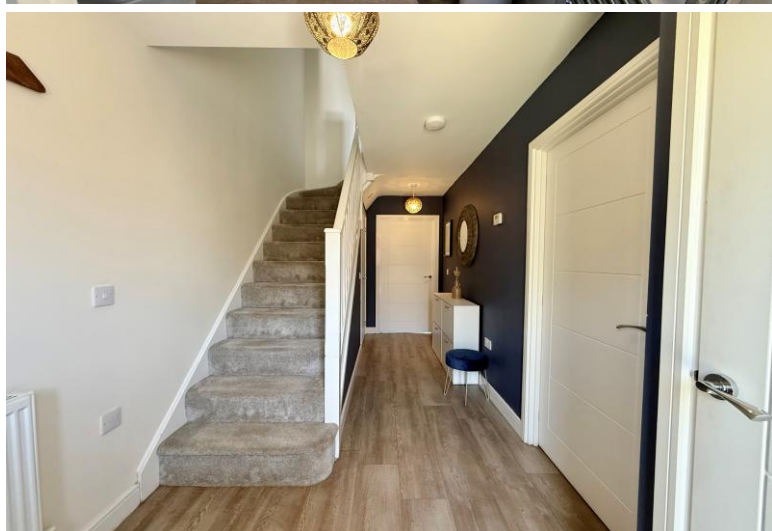
- A Beautifully Presented Two Double Bedroom Family Home
- Open Plan Lounge/Kitchen/Diner & Guest W.C
- Landscaped South Facing Rear Garden
- Available Fully Furbished if Required

**£270,000**

Current EPC Rating - B  
Current Council Tax Band - B







## Property Description

A recently constructed and very well presented end-terrace property that can be sold FULLY FURNISHED if required. The property benefits from no upward chain and offers accommodation comprising an open plan lounge/kitchen/diner, guest W.C, two double bedrooms, family bathroom, South facing rear garden and driveway parking

The property is most conveniently situated for commuters, with Hall Green Train Station just a 5 minute walk away, and access to Tyseley and Acocks Green Train Station's just a 5 minute drive away. There are also several bus routes close by, including number 6 (Solihull - Birmingham) and number 11 (outer circle route of Birmingham). Ninestiles Academy Secondary School is situated a short walk from the property as well as and several local nurseries and junior schools. Fox Hollies Leisure Centre & Gym is situated close by and well as several local parks and open spaces





## Rooms & Measurements

Kitchen to Front 4.98m x 1.93m (16'4" x 6'4")

Lounge/Diner to Rear 4.09m x 3.43m (13'5" x 11'3")

Guest W.C

Bedroom One to Front 4.11m max x 2.95m (13'6" max x 9'8")

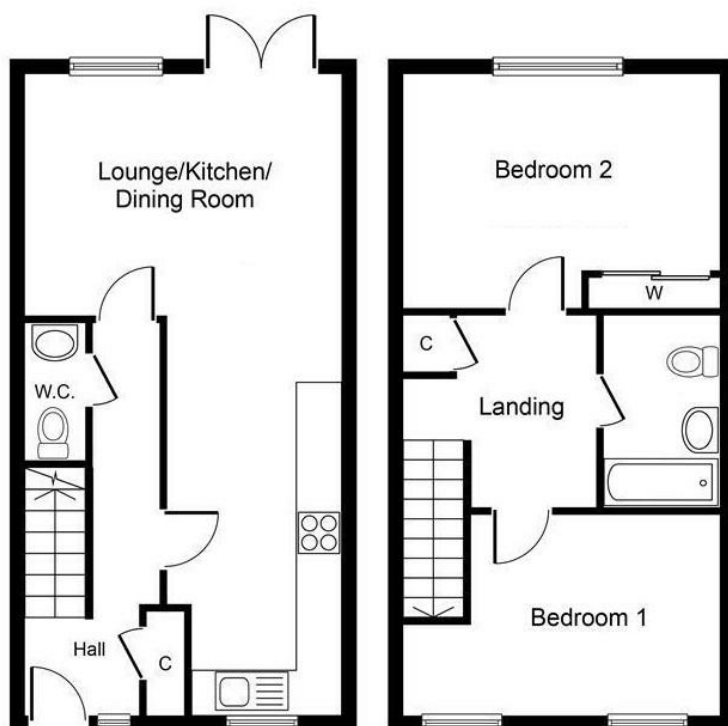
Bedroom Two to Rear 4.09m x 2.77m (13'5" x 9'1")

Family Bathroom 2.13m x 1.85m (7'0" x 6'1")

### Tenure

We are advised by the vendor that the property is freehold with £146.59 annual charge for maintenance of communal greens, pond etc. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B





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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 and 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.