



Stonerwood Avenue

Hall Green, Birmingham

- A Beautifully Presented Four Bedroom Family Home
- Superb Open Plan Family Re-Fitted Kitchen/Diner
- Landscaped Westerly Facing Rear Garden
- Superb Annex with Kitchenette & Shower Room

£495,000

Current EPC Rating - TBC
Current Council Tax Band - D





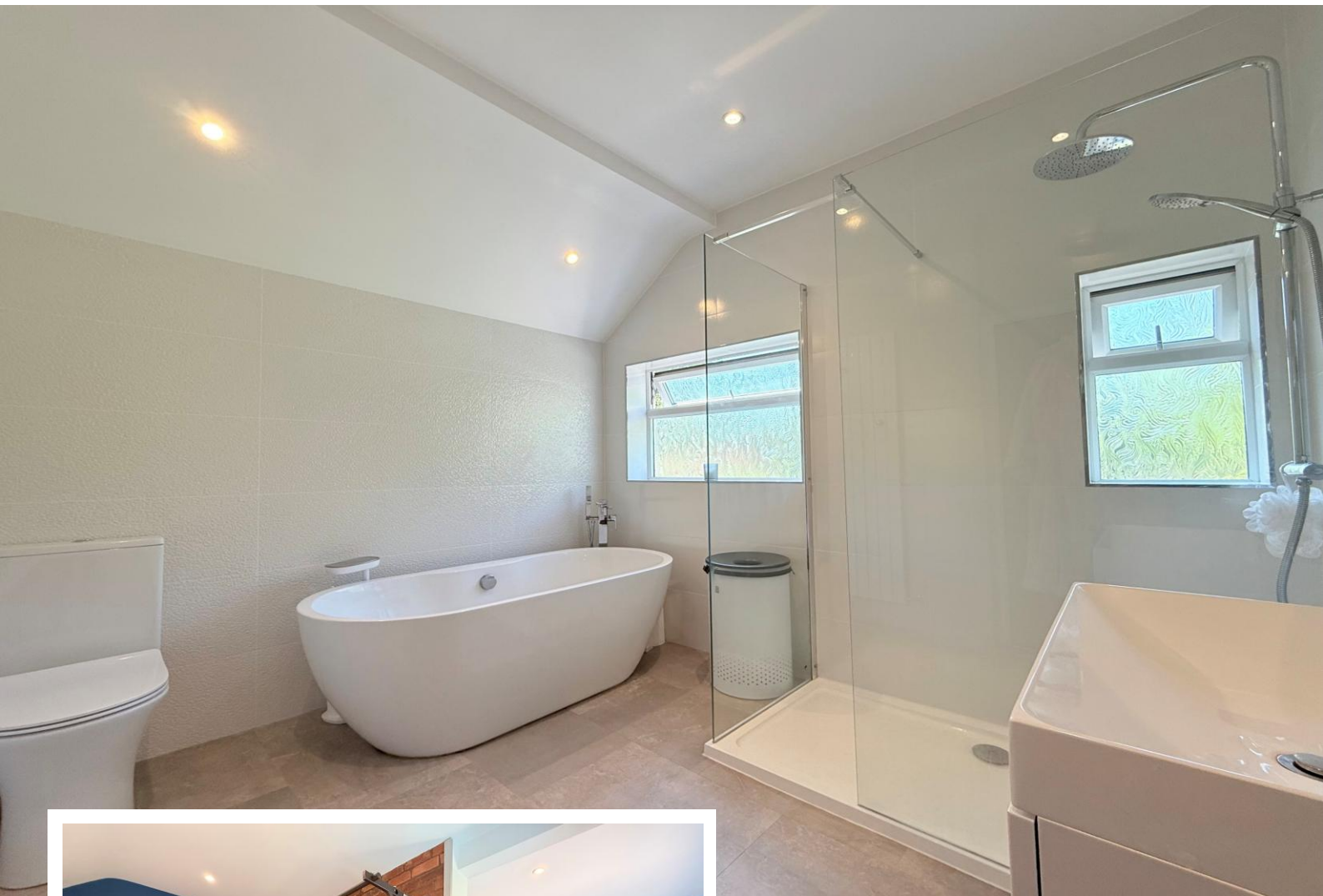
Property Description

A very well presented & extended semi-detached property offered for sale with no upward chain and briefly affording lounge, extended open plan family dining/kitchen, guest W.C, three first floor bedrooms, en-suite shower room, re-fitted family bathroom, second floor master bedroom, delightful Westerly facing rear garden and annex with shower room and kitchenette

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.
Current council tax band – D



Rooms & Measurements

Lounge to Front 4.72m x 3.4m (15'6" (into bay) x 11'2")

Extended Open Plan Family Dining Kitchen

Family Area 3.73m x 3.4m (12'3" x 11'2")

Dining Area 3.38m x 2.59m (11'1" x 8'6")

Kitchen Area 4.98m x 2.87m (16'4" x 9'5")

Bedroom Two to Rear 4.44m x 3.51m (14'7" (into bay) x 11'6")

Bedroom Three to Front 4.72m x 3.1m (15'6" (into bay) x 10'2")

Extended Bedroom Four to Front 3.45m x 4.17m (11'4" (max) x 13'8" (max))

En Suite Shower Room 1.91m x 0.81m (6'3" (into shower) x 2'8")

Four Piece Family Bathroom to Rear 2.87m x 2.57m (9'5" x 8'5")

Bedroom One to Rear 3.68m x 5.18m (12'1" x 17'0" (max))

Annex Room with Kitchenette 5.69m x 4.72m (18'8" (max) x 15'6")

Annex Shower Room 2.62m x 1.12m (8'7" x 3'8")

Garage 4.57m x 2.21m (15'0" x 7'3")



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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.