



## Shirley Road

Hall Green, Birmingham

- An Extended Three/Four Bedroom Detached Family Home
- Extended Kitchen & Two/Three Reception Rooms
- Large Rear Garden with Superb Potential to Extend STPP
- Rear Detached Double Garage & Driveway Parking

**£450,000**

Current EPC Rating - TBC  
Current Council Tax Band - D







## Property Description

An extended detached family home situated on a generous corner plot and offering superb potential for further extension subject to planning consent. Benefiting from no upward chain and offering accommodation comprising lounge, dining room, third reception room/ground floor bedroom four, extended breakfast kitchen, verandah, utility space, guest W.C, three good size first floor bedrooms, family bathroom, detached rear double garage, driveway parking and a large rear garden extending to the side of the property





## Rooms & Measurements

Lounge to Front 4.37m x 3.28m (14'4" x 10'9")

Dining Room to Rear 3.96m x 3.51m (13'0" x 11'6")

Reception Room Three/Ground Floor Bedroom Four 4.14m x 2.18m (13'7" x 7'2")

Extended Breakfast Kitchen to Rear 4.9m x 2.57m (16'1" x 8'5")

Verandah 4.93m x 1.55m (16'2" x 5'1")

Utility Space 1.4m x 1.22m (4'7" x 4'0")

Bedroom One to Front 4.57m x 3.28m (15'0" x 10'9")

Bedroom Two to Rear 3.96m max x 3.4m (13'0" max x 11'2")

Bedroom Three to Rear 2.49m x 2.44m (8'2" x 8'0")

Family Bathroom to Front 2.03m x 1.98m (6'8" x 6'6")

Detached Double Garage 6.32m x 4.32m (20'9" x 14'2")

### 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





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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