



## Pembroke Croft

Hall Green, Birmingham

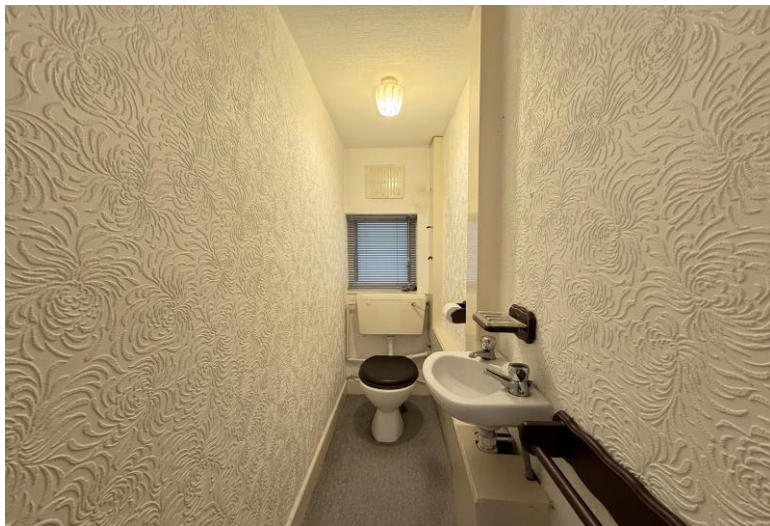
- A Well Maintained & Extended Four Bedroom Family Home
- Extended Breakfast Kitchen & Two Reception Rooms
- Southerly Facing Facing Rear Garden & Garage
- No Upward Chain

**£425,000**

Current EPC Rating - D  
Current Council Tax Band - D





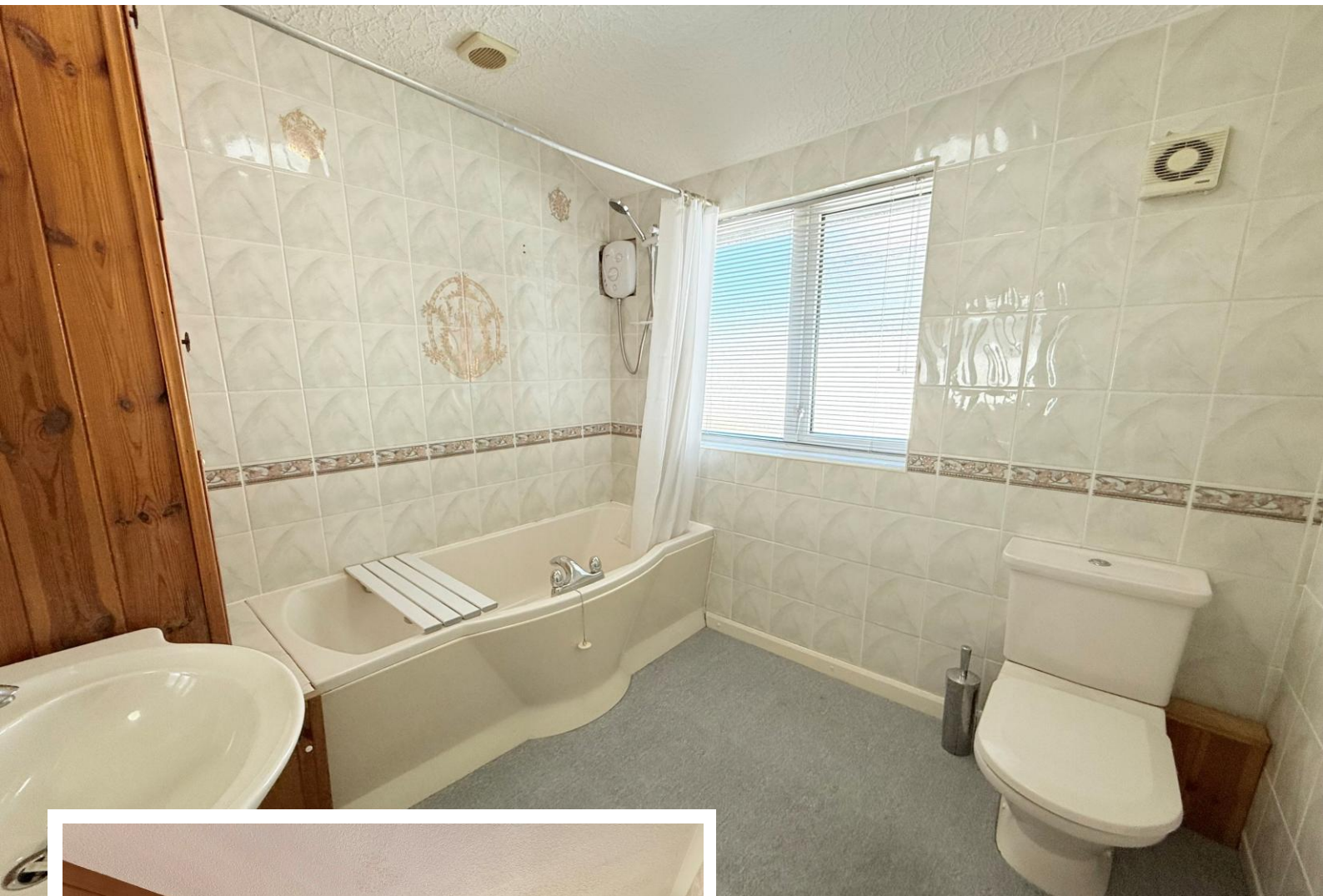


## Property Description

A well maintained and extended semi-detached property situated in a most conveniently situated cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising two spacious reception rooms, extended breakfast kitchen, guest W.C, four double bedrooms, family bathroom, Southerly facing rear garden, garage and driveway parking

The property is most conveniently situated a short walk from A34 Stratford Road which offers a variety of bus services into Shirley, Solihull and Birmingham City Centre. Both Shirley and Yardley Wood train stations are a short drive away, and there are a variety of well regarded primary, junior and secondary schools within the vicinity





## Rooms & Measurements

Reception Room One to Front 4.72m x 3.45m (15'6" x 11'4")

Reception Room Two to Rear 5.08m x 3.43m (16'8" x 11'3")

Extended Breakfast Kitchen to Rear 4.47m x 4.17m (14'8" x 13'8")

Covered Side Passage 7.85m x 0.79m (25'9" x 2'7")

Bedroom One to Rear 5.18m x 3.1m plus wardrobes (17'0" x 10'2" plus wardrobes)

Bedroom Two to Front 4.93m x 3.12m max plus wardrobes (16'2" x 10'3" max plus wardrobes)

Bedroom Three to Rear 4.5m into wardrobes x 2.92m (14'9" into wardrobes x 9'7")

Bedroom Four to Front 4.5m x 2.57m (14'9" x 8'5")

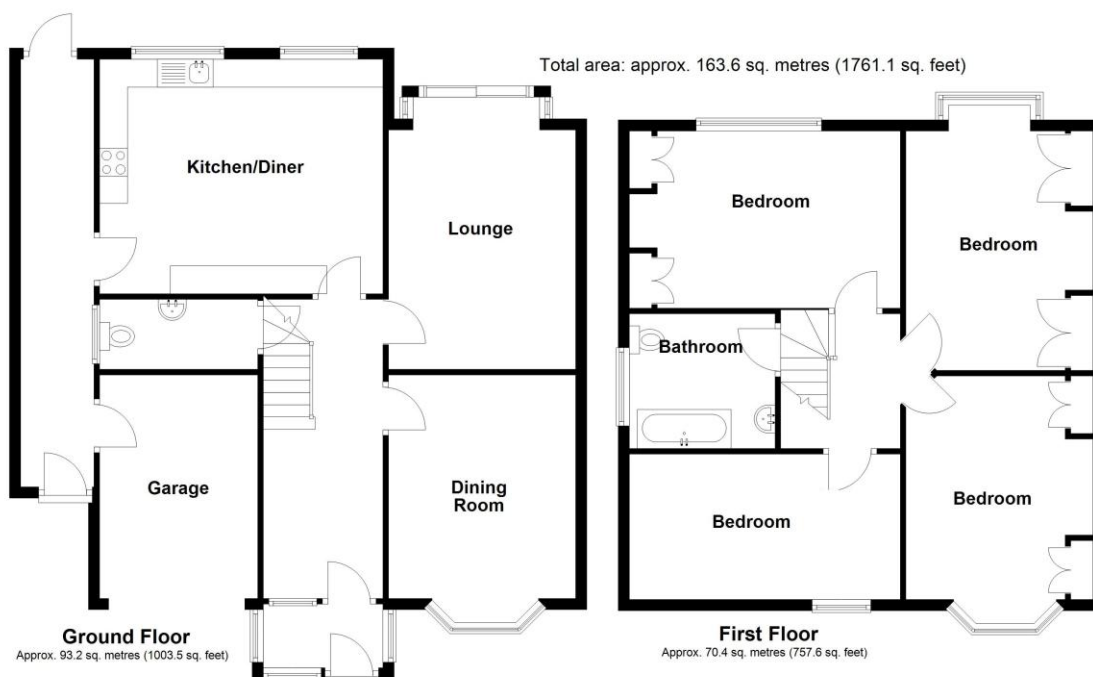
Family Bathroom to Side 2.44m x 2.26m (8'0" x 7'5")

### 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

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.