

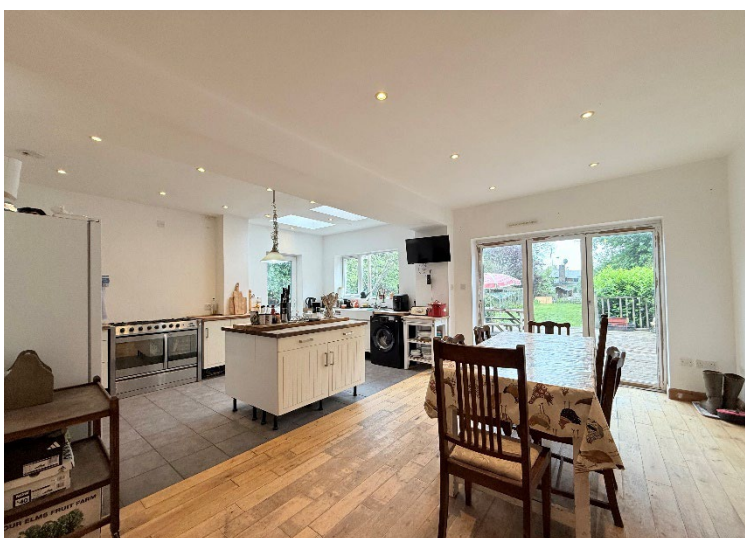


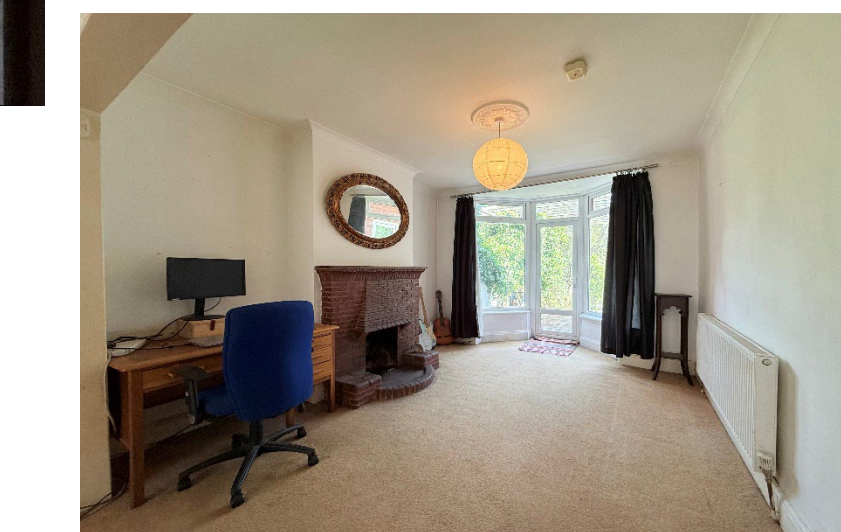
Smirrells Road Hall Green, Birmingham

- A Very Well Presented & Extended Semi Detached Home
- Five Bedrooms
- Through Lounge/Diner
- Extended Open Plan Kitchen Diner Family Room

£440,000

Current EPC Rating 71 (C)
Current Council Tax Band D



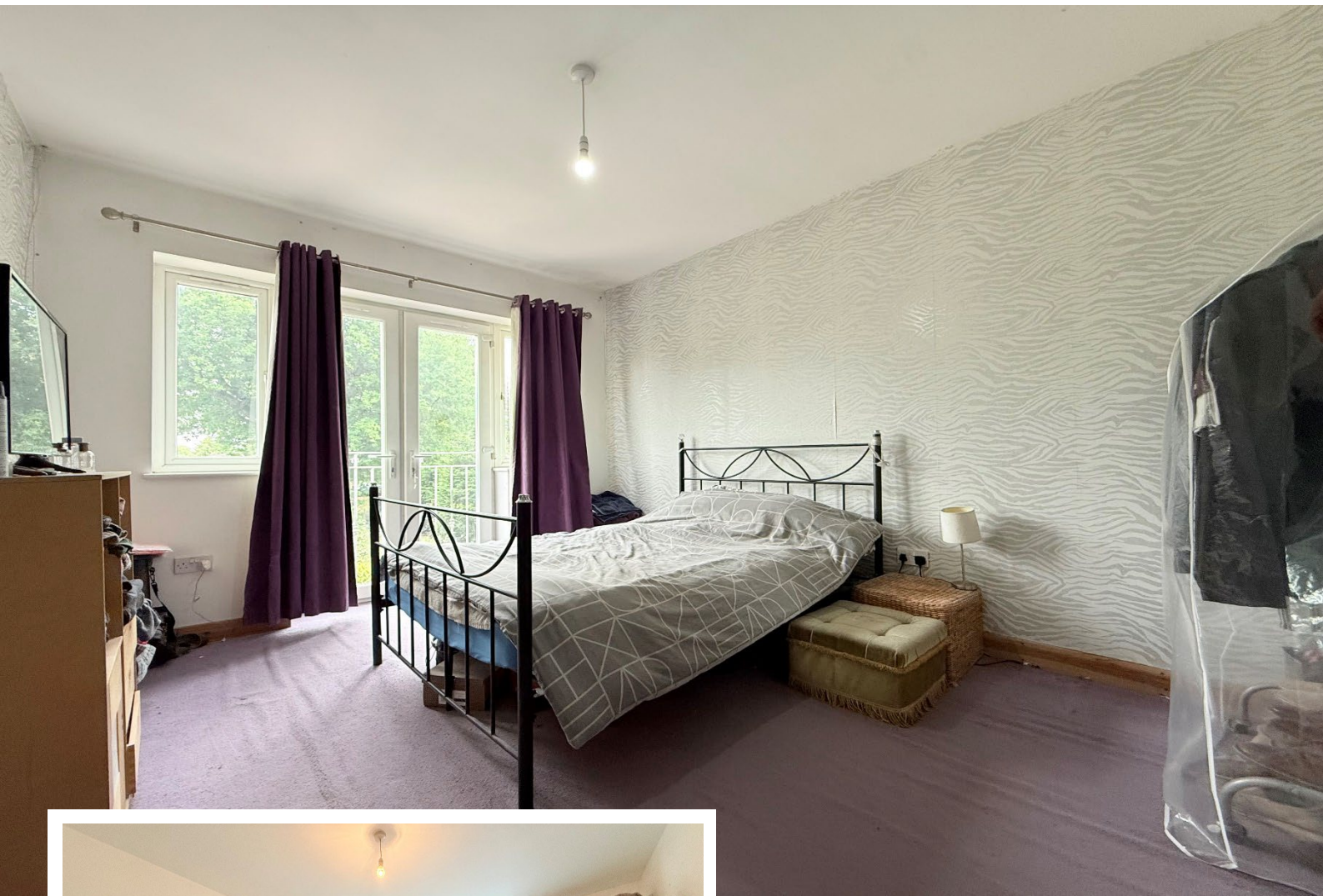


Property Description

A very well presented and extended five bedroom semi detached family home offering through lounge/diner, extended open plan kitchen diner family room, family bathroom, good sized rear garden and off-road parking

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 – D



Rooms & Measurements

Spacious Entrance Hall

Extended Open Plan Kitchen Diner Family Room - 9.8m x 6.15m
(32'2" (max) x 20'2" (max))

Through Lounge Diner to Front - 9.14m x 3.56m (30'0" (into bays) x 11'8" (max))

Bedroom One to Rear - 4.17m x 3.18m (13'8" x 10'5")

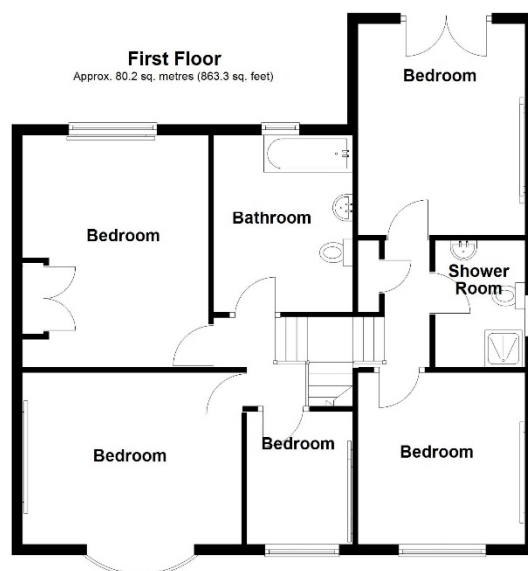
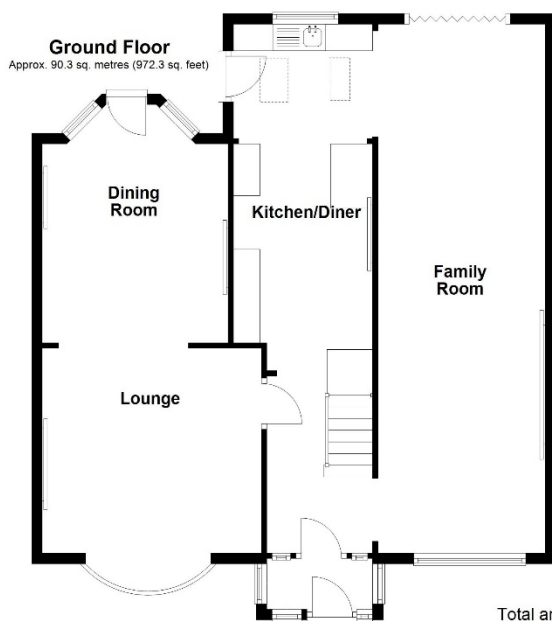
Bedroom Two to Front - 3.68m x 3.18m (12'1" x 10'5")

Bedroom Three to Front - 4.62m x 3.71m (15'2" (into bay) x 12'2")

Bedroom Four to Rear - 3.81m x 3.56m (12'6" x 11'8")

Bedroom Five to Front - 2.57m x 2.36m (8'5" x 7'9")

Family Bathroom to Rear - 2.67m x 2.64m (8'9" x 8'8")



Total area: approx. 170.5 sq. metres (1835.5 sq. feet)

316 Stratford Road
Shirley
Solihull
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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.