



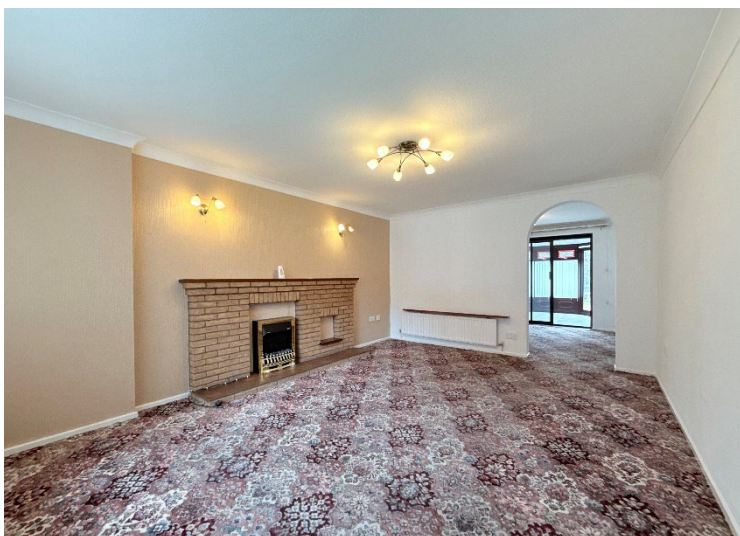
**Newey Road**

Hall Green, Birmingham

- A Four Bedroom Detached Family Home
- Two Reception Rooms
- Breakfast Kitchen
- Conservatory
- Scope For Improvement/Modernisation
- No Upward Chain

**£400,000**

Current EPC Rating TBC  
Current Council Tax Band E







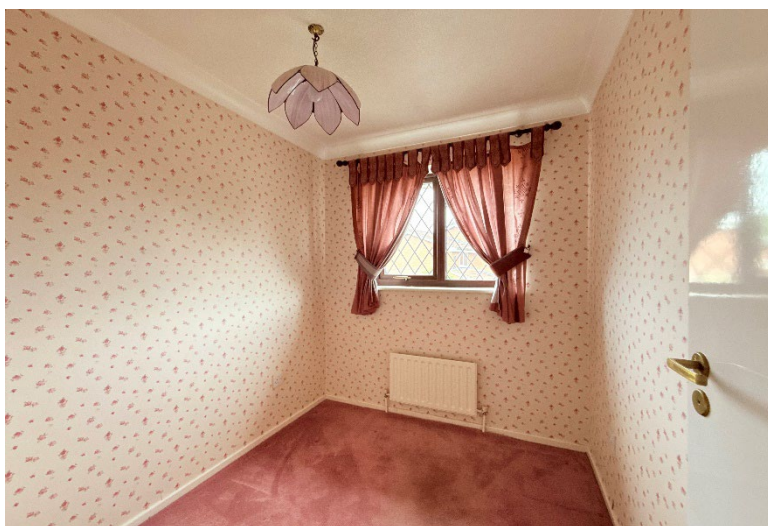
## Property Description

A four-bedroom detached family home offered with no upward chain and scope for improvement/modernisation. Two reception rooms, breakfast kitchen, conservatory, guest WC, en suite shower room, family bathroom, easterly facing rear garden, garage/utility space 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 – E





## Rooms & Measurements

Lounge to Front - 4.9m x 3.53m (16'1" x 11'7")

Dining Room to Rear - 3.53m x 3.15m (11'7" x 10'4")

Breakfast Kitchen to Rear - 5.82m x 2.84m (19'1" x 9'4")

Conservatory to Rear - 3.05m x 2.9m (10'0" x 9'6")

Guest WC

Bedroom One to Front - 3.05m x 3.56m (10'0" x 11'8")

En Suite Shower Room to Front - 2.97m x 1.55m (9'9" (max) x 5'1" (max)

Bedroom Two to Rear - 3.15m x 2.26m (10'4" x 7'5")

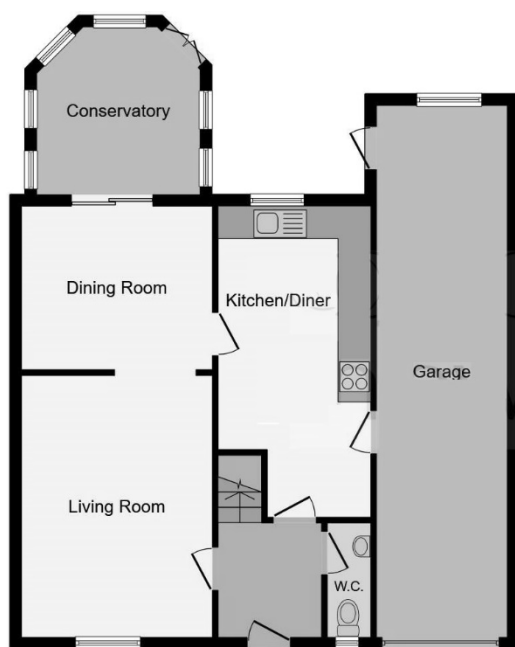
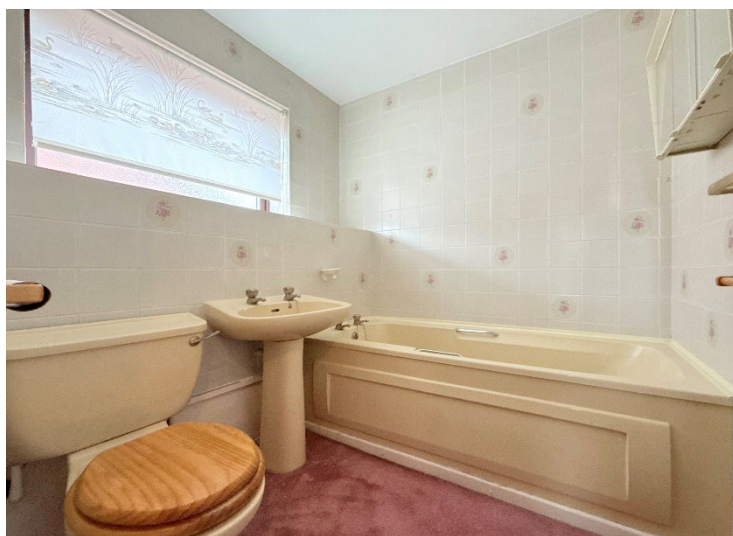
Bedroom Three to Rear - 2.16m x 1.91m (7'1" x 6'3")

Bedroom Four to Rear - 1.65m x 2.13m (5'5" (to wardrobes) x 7'0")

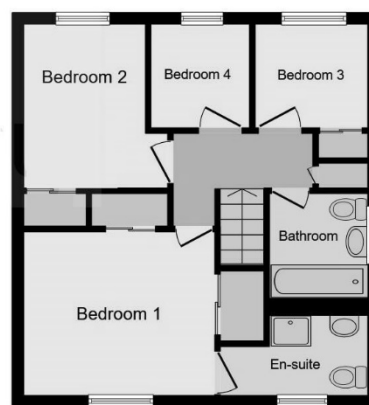
Family Bathroom to Side

Garage/Utility Space - 10.67m x 2.49m (35'0" x 8'2")





**Ground Floor**



**First Floor**

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 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.