



smarthomes

## Rowney Croft

Hall Green, Birmingham

- A Very Well Presented Detached Family Home
- Three Good Sized Bedrooms
- Spacious Lounge
- Dual Aspect Kitchen Diner
- Utility Room
- No Upward Chain

**£310,000**

Current EPC Rating 61 (D)  
Current Council Tax Band D







## Property Description

A very well presented detached family home offered for sale with no upward chain and briefly affording three good sized bedrooms, spacious lounge, dual aspect kitchen diner, utility room, guest WC, bathroom, separate WC, 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 Lounge to Front - 7.47m x 3.81m (24'6" (max) x 12'6" (max)

Superb Dual Aspect Kitchen Diner - 8.94m x 2.24m (29'4" (into bow) x 7'4")

Utility Room - 7.72m x 1.45m (25'4" x 4'9")

Guest WC

Bedroom One to Rear - 3.81m x 2.84m (12'6" x 9'4")

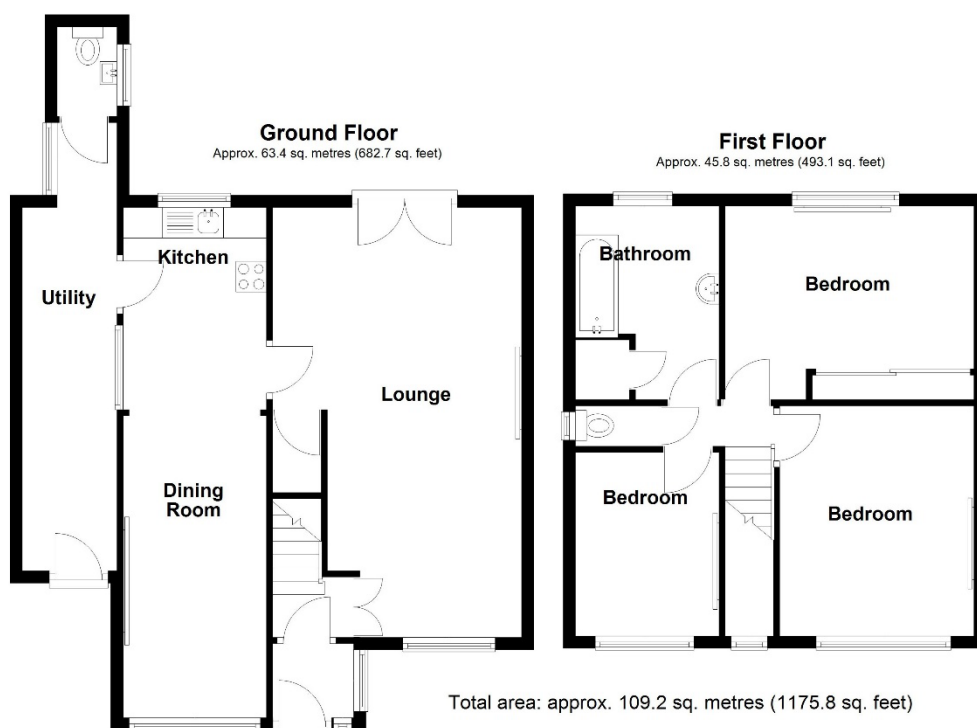
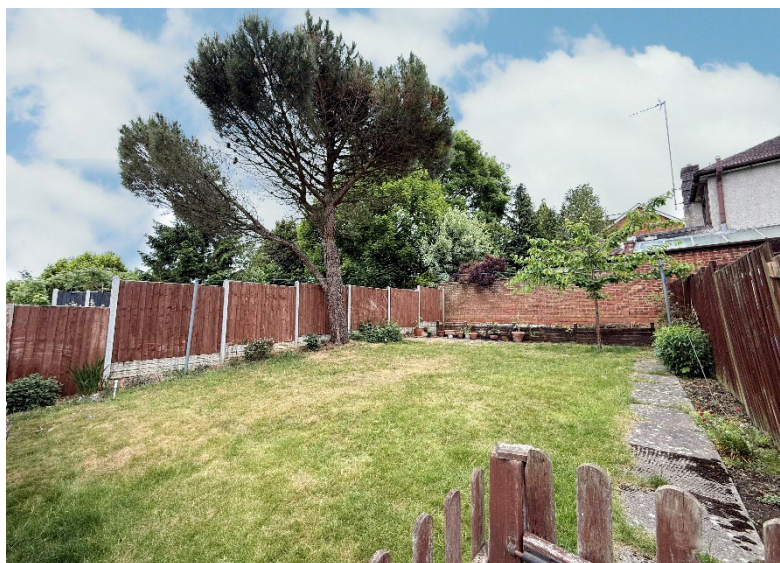
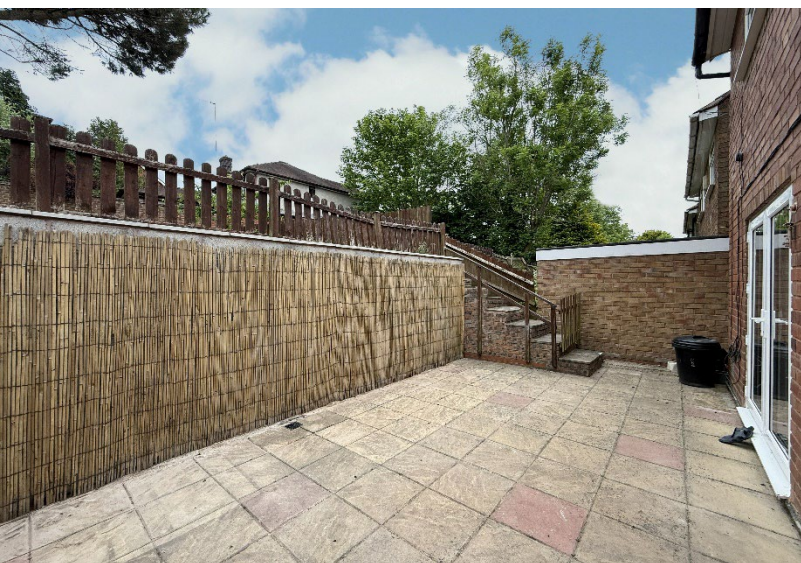
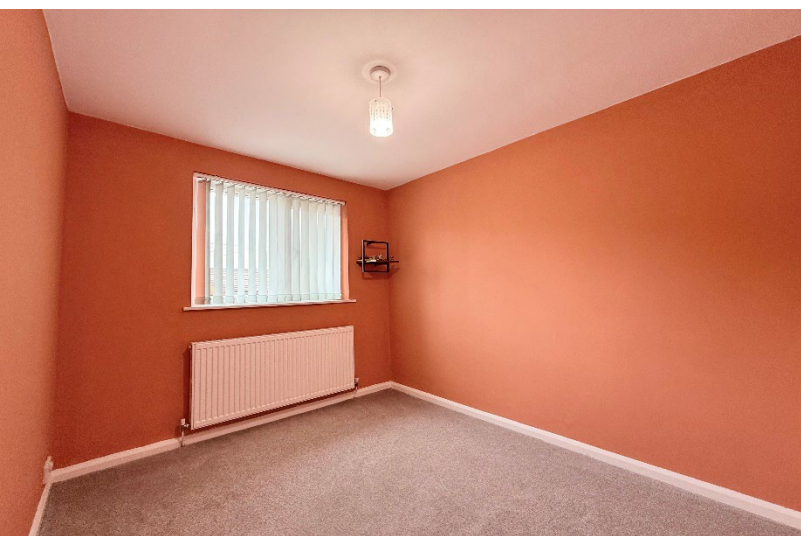
Bedroom Two to Front - 3.56m x 2.84m (11'8" x 9'4")

Bedroom Three to Front - 2.74m x 2.24m (9'0" x 7'4")

Family Bathroom to Rear - 2.84m x 2.16m (9'4" x 7'1")

Separate WC to Side





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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 and 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.