



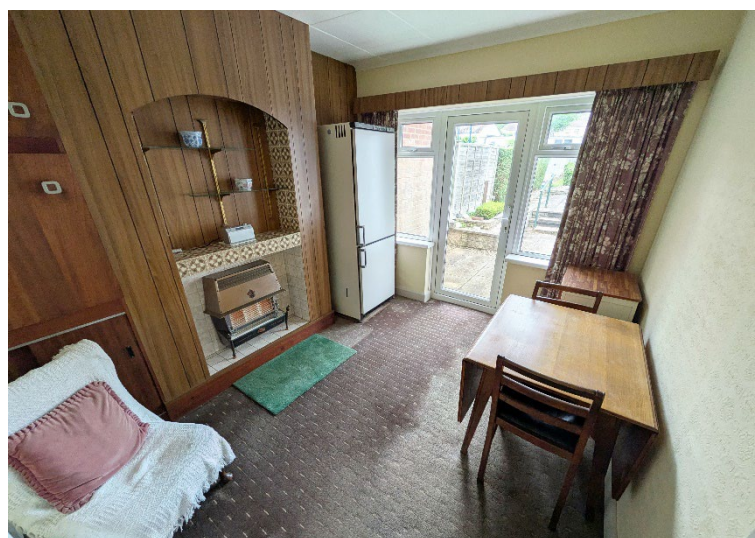
Blythsford Road

Hall Green

- A Semi-Detached Property Requiring Complete Modernisation
- Three Bedrooms
- Two Reception Rooms
- NO UPWARD CHAIN

£250,000

Current EPC Rating TBC
Current Council Tax Band B



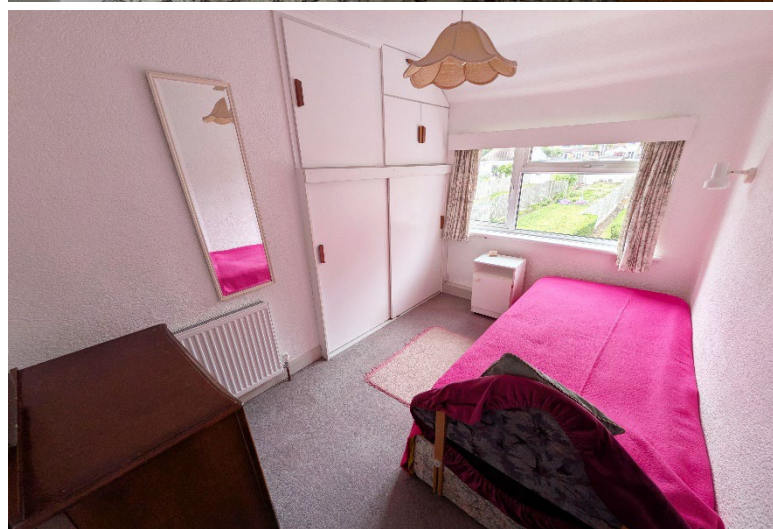


Property Description

A semi-detached property requiring complete modernisation but benefiting from no upward chain. Offering accommodation comprising two reception rooms, kitchen, ground floor bathroom, three bedrooms, extensive Westerly facing rear garden, driveway parking and large rear garage with storage room

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 – B



Rooms & Measurements

Lounge to Front - 4.11m x 3.35m (13'6" x 11'0")

Kitchen - 3.94m max x 1.5m (12'11" max x 4'11")

Dining Room to Rear - 3.23m x 2.74m (10'7" x 9'0")

Bathroom to Side - 2.44m x 1.52m (8'0" x 5'0")

Covered Side Passage - 5.13m x 1.19m (16'10" x 3'11")

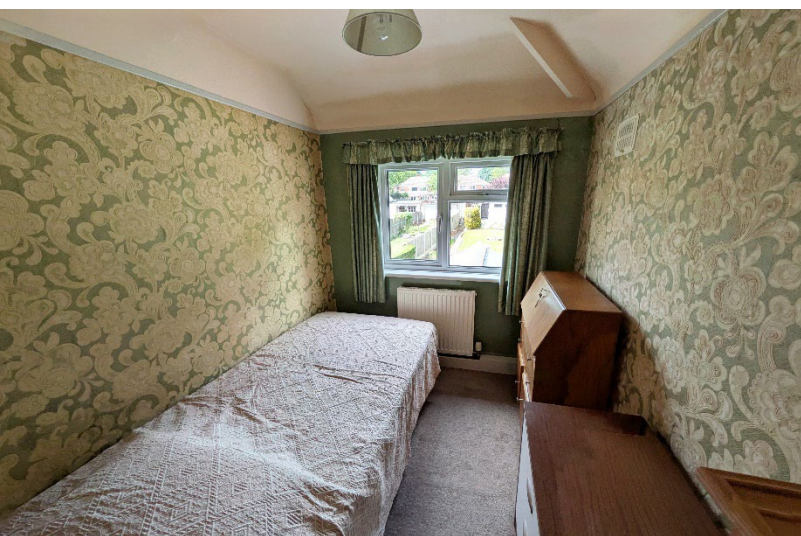
Bedroom One to Front - 4.27m x 3.45m max into wardrobes (14'0" x 11'4" max into wardrobes)

Bedroom Two to Rear - 3.2m x 2.49m max into wardrobe (10'6" x 8'2" max into wardrobe)

Bedroom Three to Rear - 3.2m x 1.88m (10'6" x 6'2")

Large Rear Garage - 6.93m x 2.74m (22'9" x 9'0")

Storage Room - 4.14m x 1.91m (13'7" x 6'3")



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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.