



Robin Hood Lane

Hall Green, Birmingham

- A Heavily Extended Semi-Detached Family Home
- Six Good Size Bedrooms with Fitted Furniture
- Extended Through Lounge/Diner
- Extended Open Plan Breakfast Kitchen
- South Facing Rear Garden
- No Upward Chain

Offers Over £450,000

Current EPC Rating - 66 (D)
Current Council Tax Band - D





Property Description

A heavily extended semi-detached family home situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising an extended through lounge/diner, extended open plan breakfast kitchen, guest W.C, six good size bedrooms with fitted furniture, family bathroom, separate W.C, South facing rear garden and generous off road parking

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



Rooms & Measurements

Entrance Hall

Guest W.C

Extended Through Lounge/Diner - 10.72m x 3.58m max (35'2" x 11'9" max)

Extended Open Plan Breakfast Kitchen to Rear - 5.82m max x 5.69m max (19'1" max x 18'8" max)

Ground Floor Bedroom Six to Front - 5.08m x 3.15m (16'8" x 10'4")

Bedroom One to Front - 4.9m x 3.23m (16'1" x 10'7")

Bedroom Two to Rear - 3.96m x 2.92m (13'0" x 9'7")

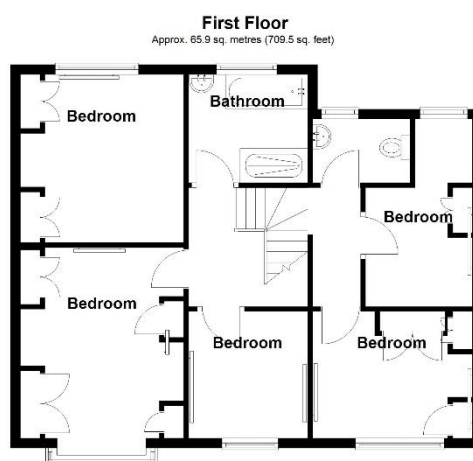
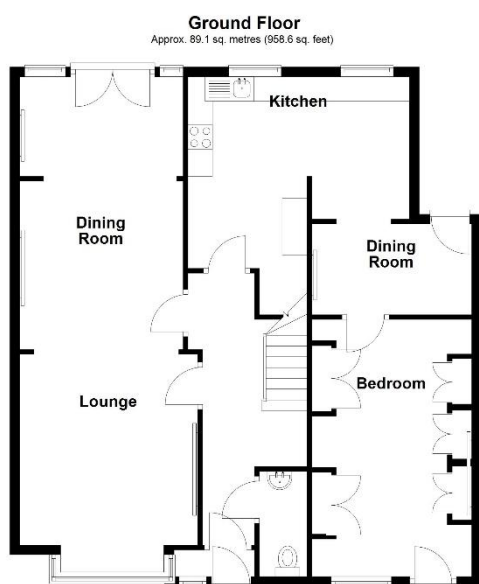
Bedroom Three to Front - 3.51m x 3.12m (11'6" x 10'3")

Bedroom Four to Front - 2.54m x 2.36m (8'4" x 7'9")

Bedroom Five to Rear - 3.4m x 2.24m (11'2" x 7'4")

Family Bathroom to Rear - 2.29m x 2.03m (7'6" x 6'8")

Separate W.C



Total area: approx. 155.0 sq. metres (1668.2 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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.