



smarthomes

**Ferndale Road**

Hall Green, Birmingham

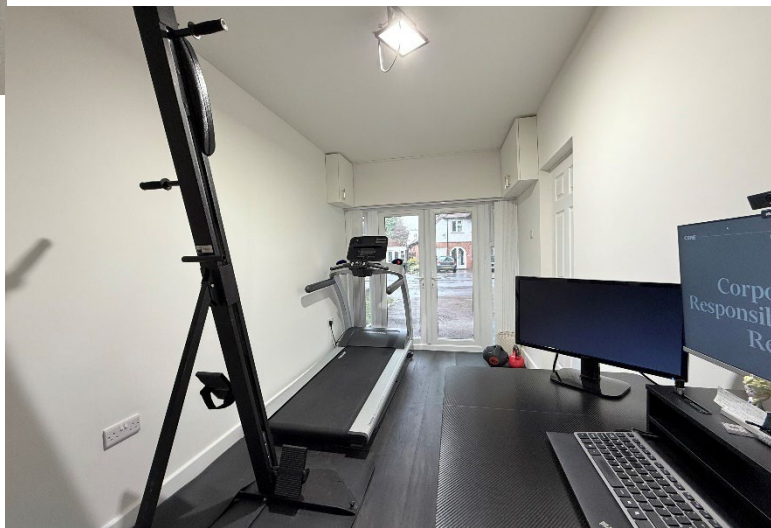
- An Extremely Well Presented Four Bedroom Semi Detached
- Three First Floor Bedrooms & Re-Fitted Four Piece Family Bathroom
- Second Floor Master Bedroom With En Suite Shower Room
- Three Reception Rooms
- Modern Breakfast Kitchen
- Ground Floor Shower Room
- Utility Room

**Offers Over £540,000**

Current EPC Rating 57 (D)  
Current Council Tax Band D



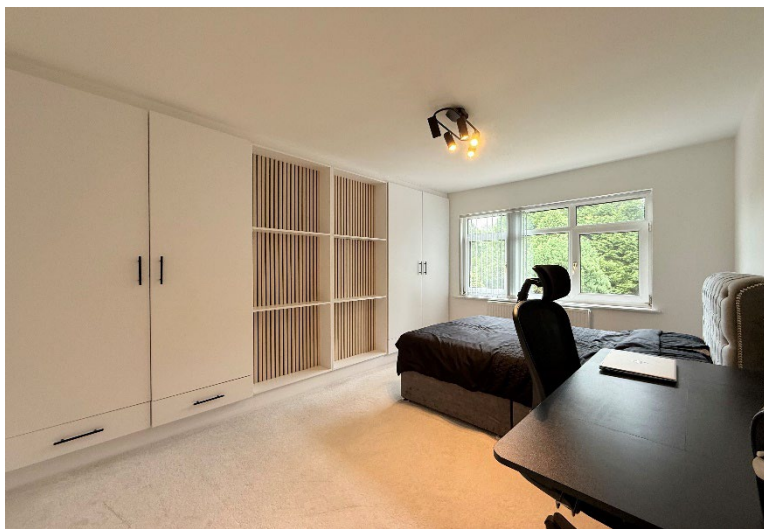




## Property Description

An extremely well presented four bedroom semi detached family home providing three reception rooms, modern breakfast kitchen, utility, ground floor shower room, three first floor bedrooms, re-fitted four piece family bathroom, master bedroom to second floor with en suite shower room, Velux windows and fitted wardrobes, good sized rear garden and off-road parking





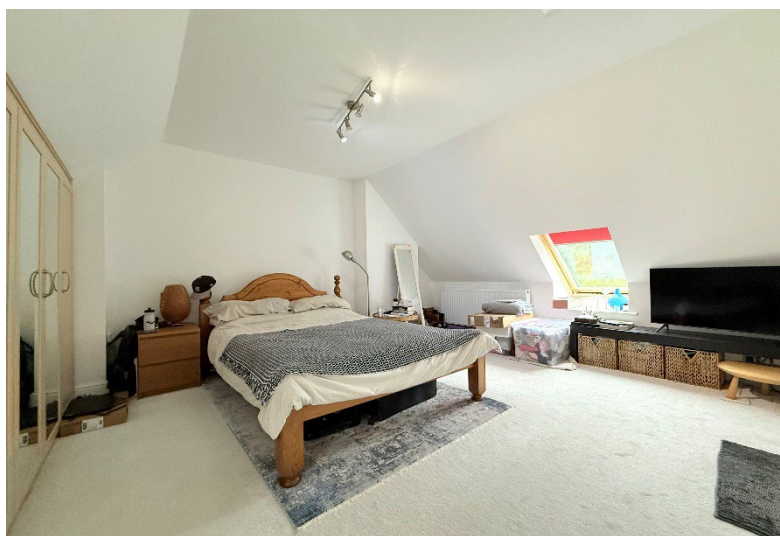
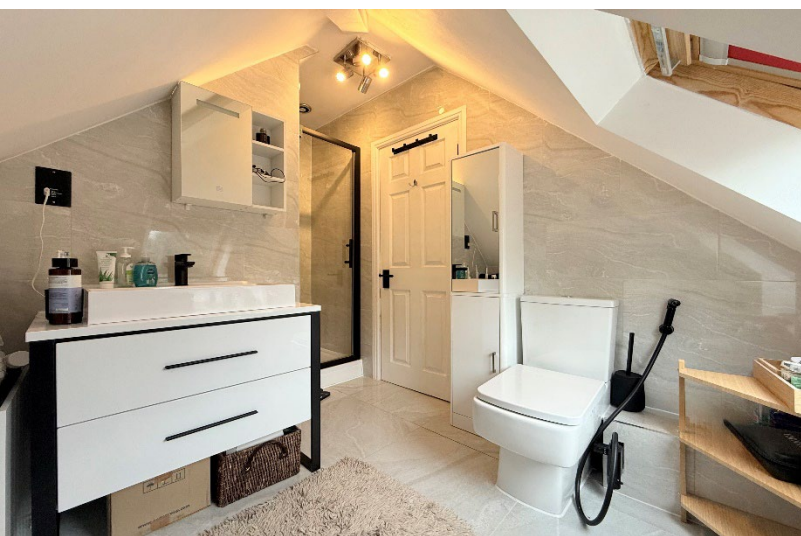
## Rooms & Measurements

- Lounge to Rear - 5m x 3.28m (16'5" (into bay) x 10'9")
- Reception Room Two to Front - 4.75m x 3.38m (15'7" (into bay) x 11'1")
- Home Office/Play Room to Side - 4.42m x 2.18m (14'6" x 7'2")
- Breakfast Kitchen to Rear - 4.27m x 2.95m (14'0" x 9'8")
- Utility Room - 2.59m x 1.63m (8'6" x 5'4")
- Ground Floor Shower Room to Side - 1.65m x 1.3m (5'5" x 4'3")
- Bedroom Two to Rear - 4.14m x 2.9m (13'7" x 9'6")
- Bedroom Three to Front - 5.03m x 3.43m (16'6" (into bay) x 11'3")
- Bedroom Four to Front - 4.17m x 2.51m (13'8" x 8'3")
- Spacious Four Piece Re-Fitted Bathroom to Rear - 4.11m x 1.73m (13'6" x 5'8")
- Lobby Area - 3.45m x 2.26m (11'4" x 7'5")
- Study Area - 3.28m x 2.82m (10'9" x 9'3")
- Master Bedroom - 4.17m x 3.84m (13'8" x 12'7")H:
- En Suite Shower Room - 2.67m x 9m (8'9" x 29'6")

### 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 vendor. Current council tax band – D





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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.