



## Smirrells Road

Hall Green, Birmingham

- A Well Maintained Three Bedroom Family Home
- Extended Breakfast Kitchen & Two Reception Rooms
- Extensive Westerly Facing Rear Garden
- Driveway with Two Parking Spaces

**£325,000**

Current EPC Rating - D  
Current Council Tax Band - C







## Property Description

A well maintained & extended semi-detached family home situated in a most popular location offering accommodation comprising an extended lounge, dining room, extended breakfast kitchen, three bedrooms, family bathroom, extensive Westerly facing rear garden and driveway parking





## Rooms & Measurements

Dining Room to Front 4.44m x 3.28m (14'7" x 10'9")

Extended Breakfast Kitchen to Rear 5.99m max x 2.54m max (19'8" max x 8'4" max)

Extended Lounge to Rear 6.12m x 3.35m max (20'1" x 11'0" max)

Bedroom One to Front 4.5m x 3.35m (14'9" x 11'0")

Bedroom Two to Rear 3.96m x 3.71m (13'0" x 12'2")

Bedroom Three to Front 2.62m x 1.98m (8'7" x 6'6")

Family Bathroom to Rear 2.64m x 1.98m max (8'8" x 6'6" max)

### 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.

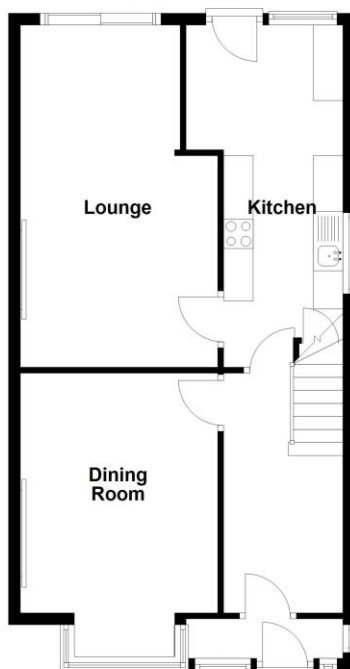
EPC supplied by Nigel Hodges.  
Current council tax band – C





#### Ground Floor

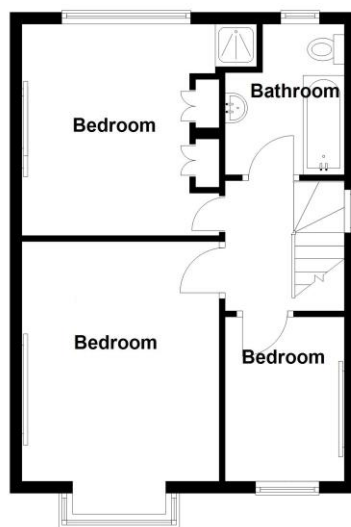
Approx. 612.3 sq. feet



Total area: approx. 1070.8 sq. feet

#### First Floor

Approx. 458.6 sq. feet



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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.