



**Russell Road**

Hall Green, Birmingham

- For Sale by Modern Auction – T&C's Apply
- Subject to Reserve Price - Buyers Fee's Apply
- A Charming Spacious Period Semi Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen/Diner
- Private Rear Garden

**Guide Price £365,000**

Current EPC Rating - 54 (E)

Current Council Tax Band - D







## Property Description

A charming spacious period semi-detached property briefly affording two reception rooms, breakfast kitchen/diner, utility & guest WC, three double bedrooms, family bathroom and separate WC, private rear garden, side garage 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

Reception Room One to Front - 5m (into bay) x 3.9m (16'4" x 12'9")

Reception Room Two to Rear - 3.3m x 3.1m (10'9" x 10'2")

Open Plan Breakfast Kitchen/Diner - 5.6m x 4.5m (18'4" x 14'9")

Utility Room & Guest WC - 1.9m x 1.8m (6'2" x 5'10")

Bedroom One to Front - 5.5m (into bay) x 5m (18'0" x 16'4")

Bedroom Two to Rear - 4.3m (into bay) x 3.3m (14'1" x 10'9")

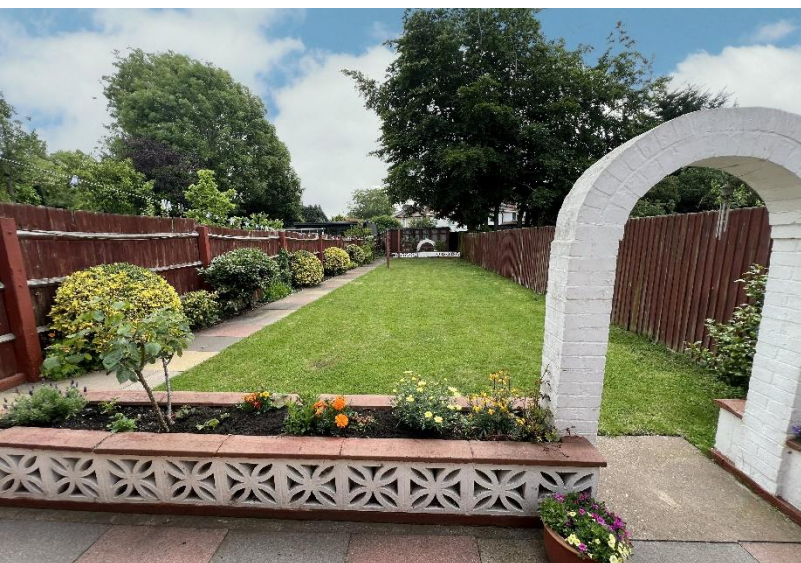
Bedroom Three to Side - 3.3m x 2.9m (10'9" x 9'6")

Separate WC

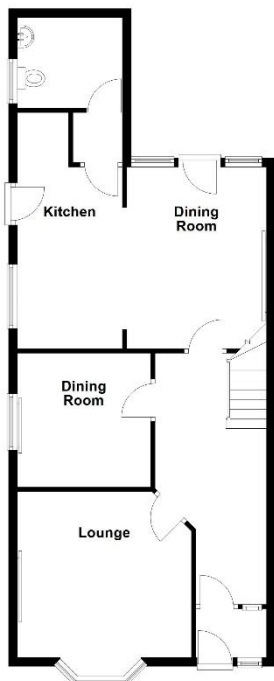
Family Bathroom to Rear - 2.8m x 2.1m (9'2" x 6'10")

Garage - 4.2m x 2.1m (13'9" x 6'10")

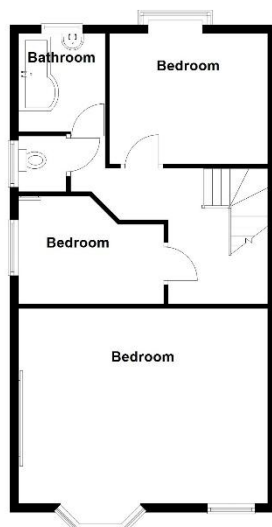




**Ground Floor**  
Approx. 767.8 sq. feet



**First Floor**  
Approx. 654.1 sq. feet



Total area: approx. 1421.8 sq. feet

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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 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.