



Sandgate Road

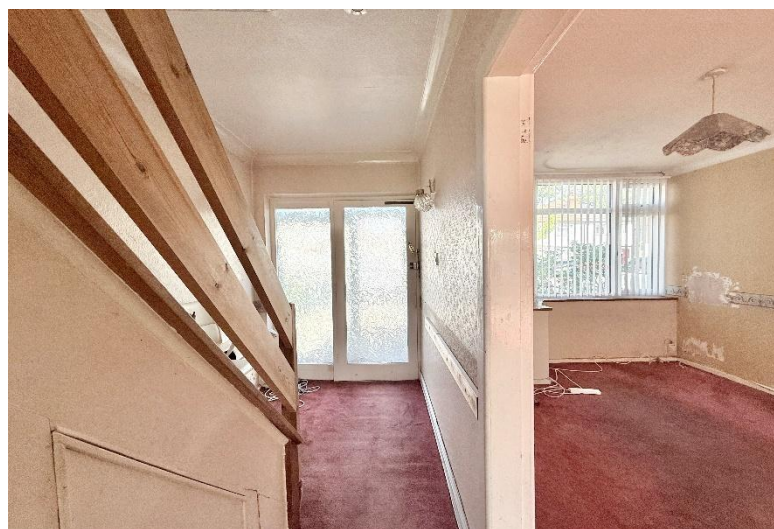
Hall Green, Birmingham

- A Three Bedroom Semi-Detached Property
- Extended Kitchen & Through Lounge/Diner
- Southerly Facing Rear Garden
- Driveway Parking & No Upward Chain

£250,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A semi detached property offered for sale with no upward chain and scope for extension and modernisation, three bedrooms, through lounge/diner, extended kitchen, shower room, Southerly facing rear garden and off-road parking



Rooms & Measurements

Through Lounge Diner 7.24m x 2.87m (23'9" x 9'5")

Extended Kitchen to Rear 4.39m x 2.03m (14'5" x 6'8" (max)

Bedroom One to Rear 3.58m x 2.97m (11'9" x 9'9")

Bedroom Two to Front 3.58m x 2.49m (11'9" (into bay) x 8'2")

Bedroom Three to Front 2.06m x 1.65m (6'9" x 5'5")

Shower Room to Rear 1.83m x 1.57m (6'0" x 5'2")

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.

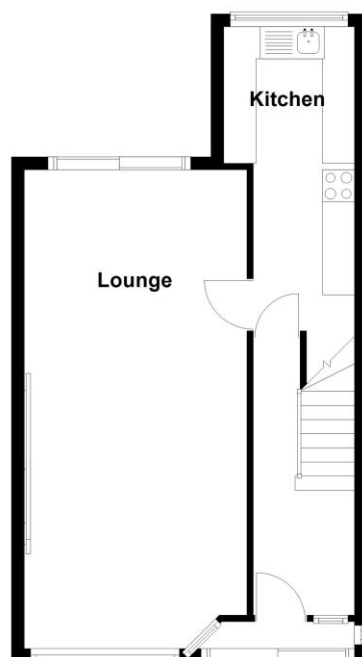
EPC supplied by Nigel Hodges.

Current council tax band – C



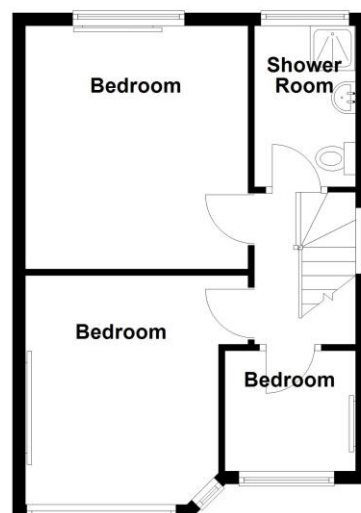
Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 80.2 sq. metres (863.5 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.