



Boden Road

Hall Green, Birmingham

- A Substantial Five Bedroom Detached Family Home
- Re-Fitted Breakfast Kitchen & Two Large Reception Rooms
- Modern En-Suite Shower Room & Modern Family Bathroom
- Pleasant Gardens & Ample Driveway Parking

£580,000

Current EPC Rating - TBC
Current Council Tax Band - E





Property Description

A most spacious and extended detached family home situated on a large corner plot in a most convenient location. Offering accommodation comprising two spacious reception rooms, fitted breakfast kitchen, utility room, home office, guest W.C, large ground floor bedrooms with en-suite shower room, four first floor double bedrooms, family bathroom, pleasant garden and ample driveway 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 – E



Rooms & Measurements

Spacious Lounge 4.9m x 4.01m (16'1" x 13'2")

Large Ground Floor Bedroom 4.72m max x 3.89m max (15'6" max x 12'9" max)

En-Suite Shower Room 2.18m x 1.96m (7'2" x 6'5")

Dual Aspect Family Dining Room 8.03m x 3.66m max (26'4" x 12'0" max)

Breakfast Kitchen 4.98m max x 4.75m max (16'4" max x 15'7" max)

Guest W.C 1.6m x 1.24m (5'3" x 4'1")

Utility Room 6.32m x 2.03m (20'9" x 6'8")

Office 3.23m x 2.06m (10'7" x 6'9")

Bedroom One 4.88m x 4.32m (16'0" x 14'2")

Bedroom Two 4.8m x 3.53m (15'9" x 11'7")

Bedroom Three 4.78m x 3.35m (15'8" x 11'0")

Bedroom Four 3.68m x 2.67m (12'1" x 8'9")



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 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.