



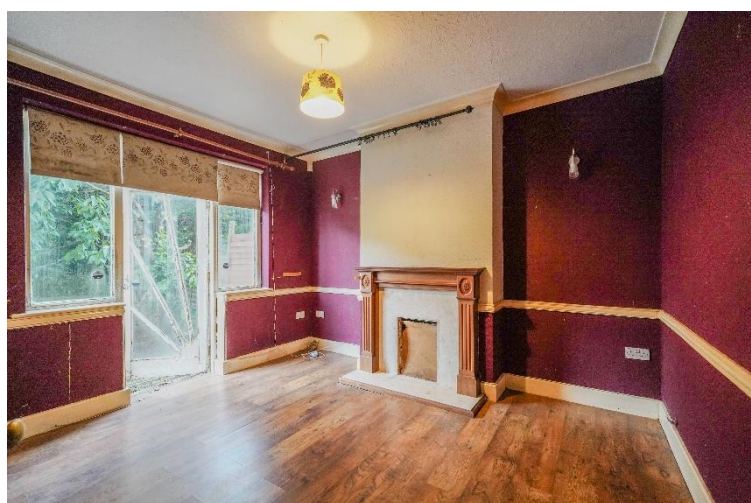
Cole Valley Road

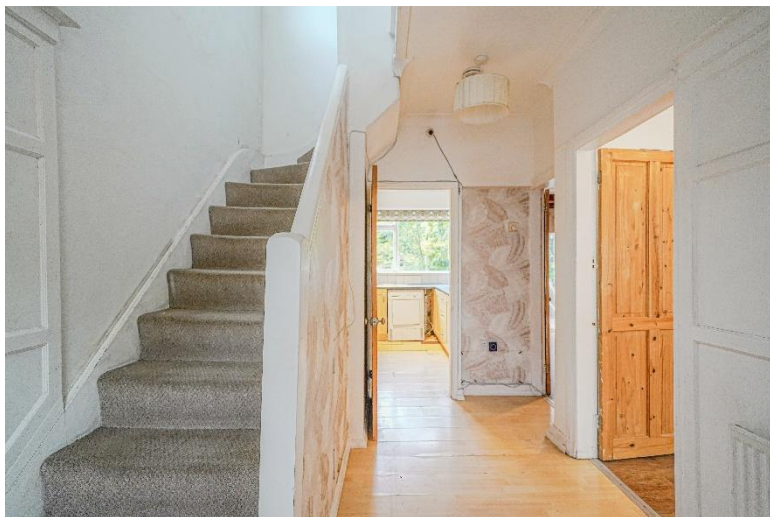
Hall Green, Birmingham

- A Three Bedroom Family Home Requiring Refurbishment
- Fitted Kitchen & Family Bathroom
- West Facing Rear Garden Requiring Clearance
- No Upward Chain

Fixed Price £265,000

Current EPC Rating - TBC
Current Council Tax Band - C



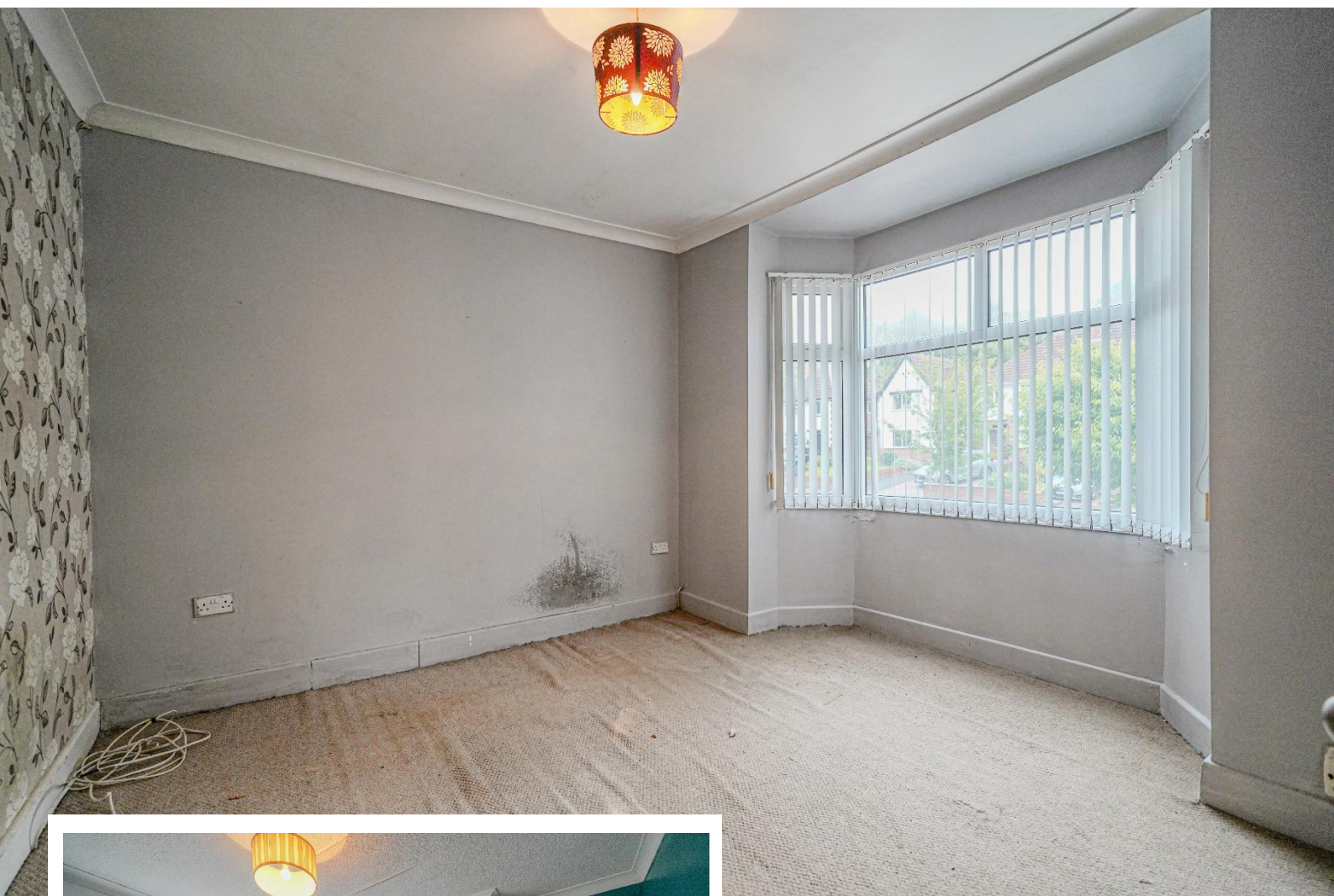


Property Description

MODERN AUCTION PROPERTY

T&C's and Buyers Fees Apply

A semi-detached property requiring renovation throughout but benefiting from no upward chain. Offering accommodation comprising two reception rooms, kitchen, covered side passage, three good size bedrooms, bathroom, driveway parking and a West facing rear garden (requiring clearance)



Rooms & Measurements

Lounge to Front 3.61m x 3.56m (11'10" x 11'8")

Dining Room to Rear 3.71m x 3.4m (12'2" x 11'2")

Kitchen to Rear 2.79m x 2.54m (9'2" x 8'4")

Bedroom One to Front 3.71m x 3.58m (12'2" x 11'9")

Bedroom Two to Rear 3.71m x 3.43m (12'2" x 11'3")

Dual Aspect Bedroom Three 2.79m x 2.51m (9'2" x 8'3")

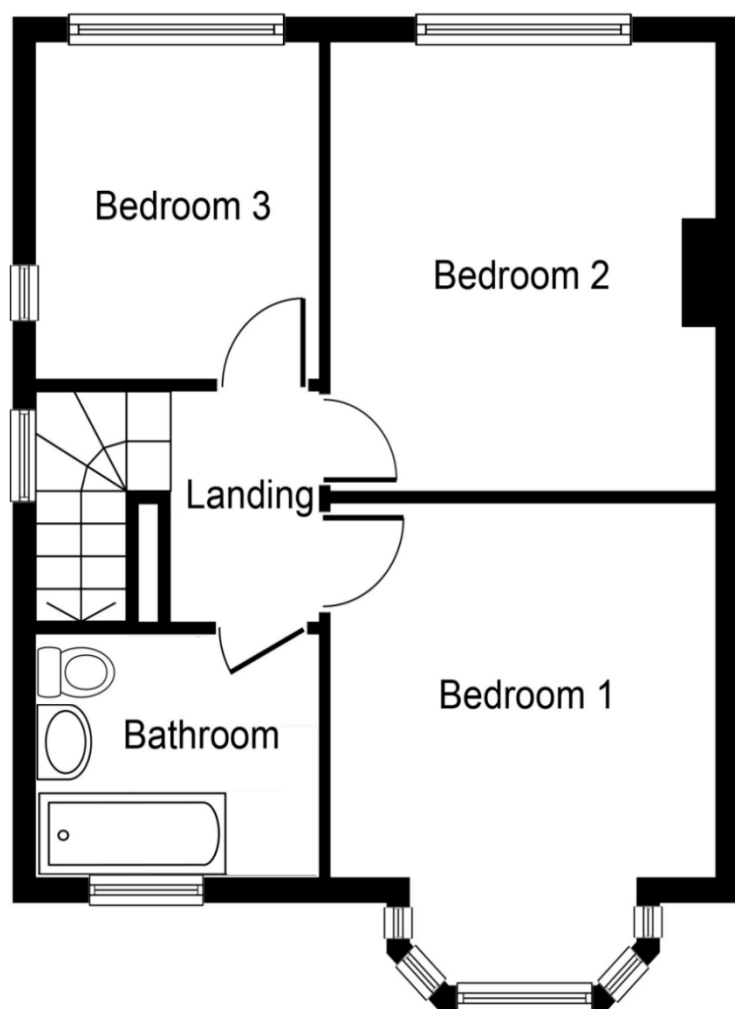
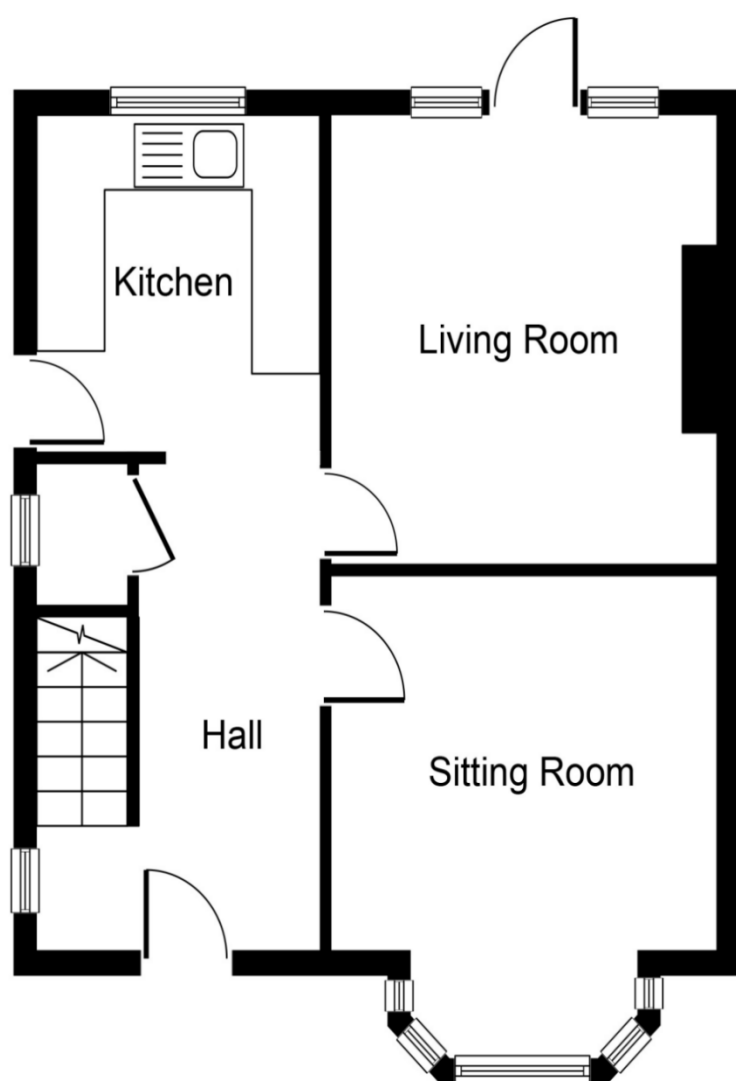
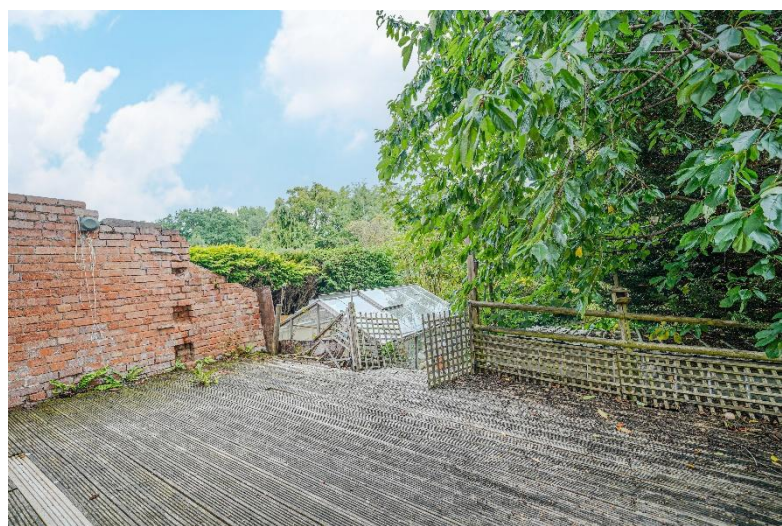
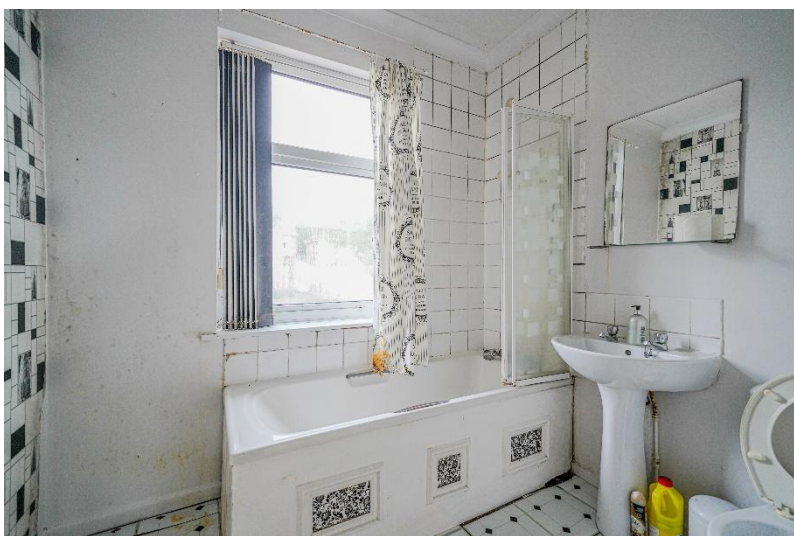
Bathroom to Front 2.34m x 2.03m (7'8" x 6'8")

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



316 Stratford Road
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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.