



Etwall Road

Hall Green, Birmingham

- A Very Well Presented Three/Four Bedroom Family Home
- Re-Fitted Breakfast Kitchen, Family Bathroom & Shower Room
- Two Reception Rooms & Conservatory
- Westerly Facing Rear Garden

£400,000

Current EPC Rating - TBC
Current Council Tax Band - C





Property Description

A spacious and very well presented semi-detached family home offering accommodation comprising two reception rooms, conservatory, breakfast kitchen, utility/ground floor bedroom, ground floor shower room, three double bedrooms, first floor family bathroom, Westerly facing rear garden and driveway parking



Rooms & Measurements

Reception Room One to Front 3.73m x 3.25m (12'3" x 10'8")

Reception Room Two to Rear 3.81m x 3.38m (12'6" x 11'1")

Conservatory 3.25m x 2.97m (10'8" x 9'9")

Breakfast Kitchen to Rear 5.18m x 2.74m (17'0" x 9'0")

Utility/Ground Floor Bedroom 3.89m x 1.75m (12'9" x 5'9")

Ground Floor Shower Room 1.68m x 1.27m (5'6" x 4'2")

Bedroom One to Rear 3.76m x 3.28m (12'4" x 10'9")

Bedroom Two to Front 3.81m x 3.38m (12'6" x 11'1")

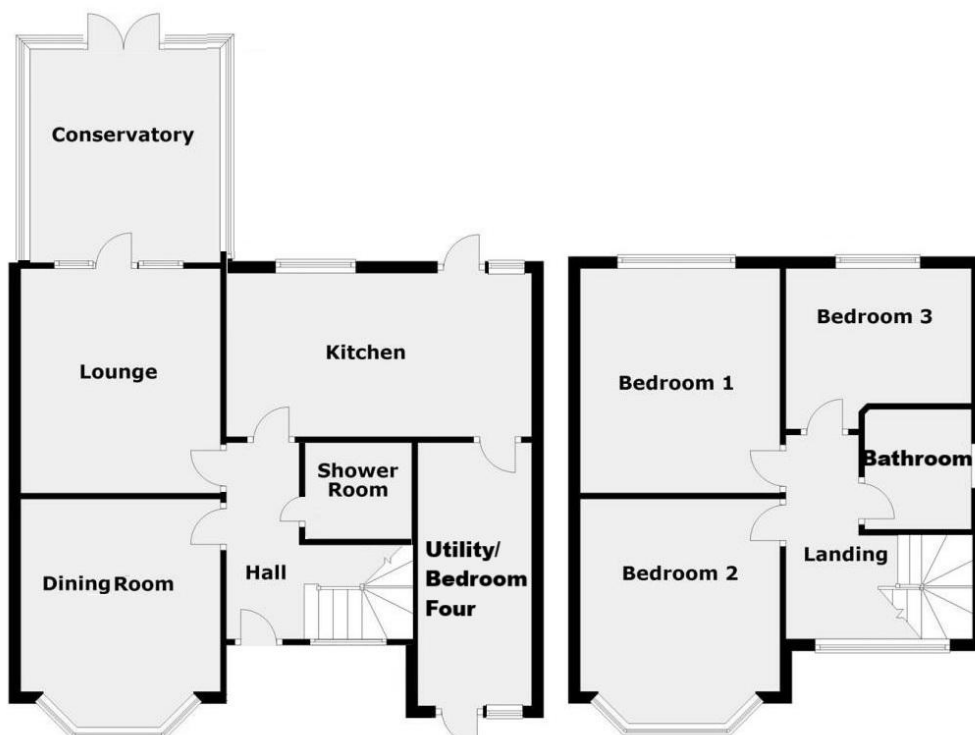
Bedroom Three to Rear 3.12m x 2.31m (10'3" x 7'7")

Family Bathroom to Side 2.21m x 1.7m (7'3" x 5'7")

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



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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.