



Highfield Road
Hall Green, Birmingham

- A Very Well Presented Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Superb Re-Fitted Kitchen
- Ground Floor Shower Room
- Utility & Guest WC
- Family Shower Room

OIRO £480,000

Current EPC Rating -TBC
Current Council Tax Band - D





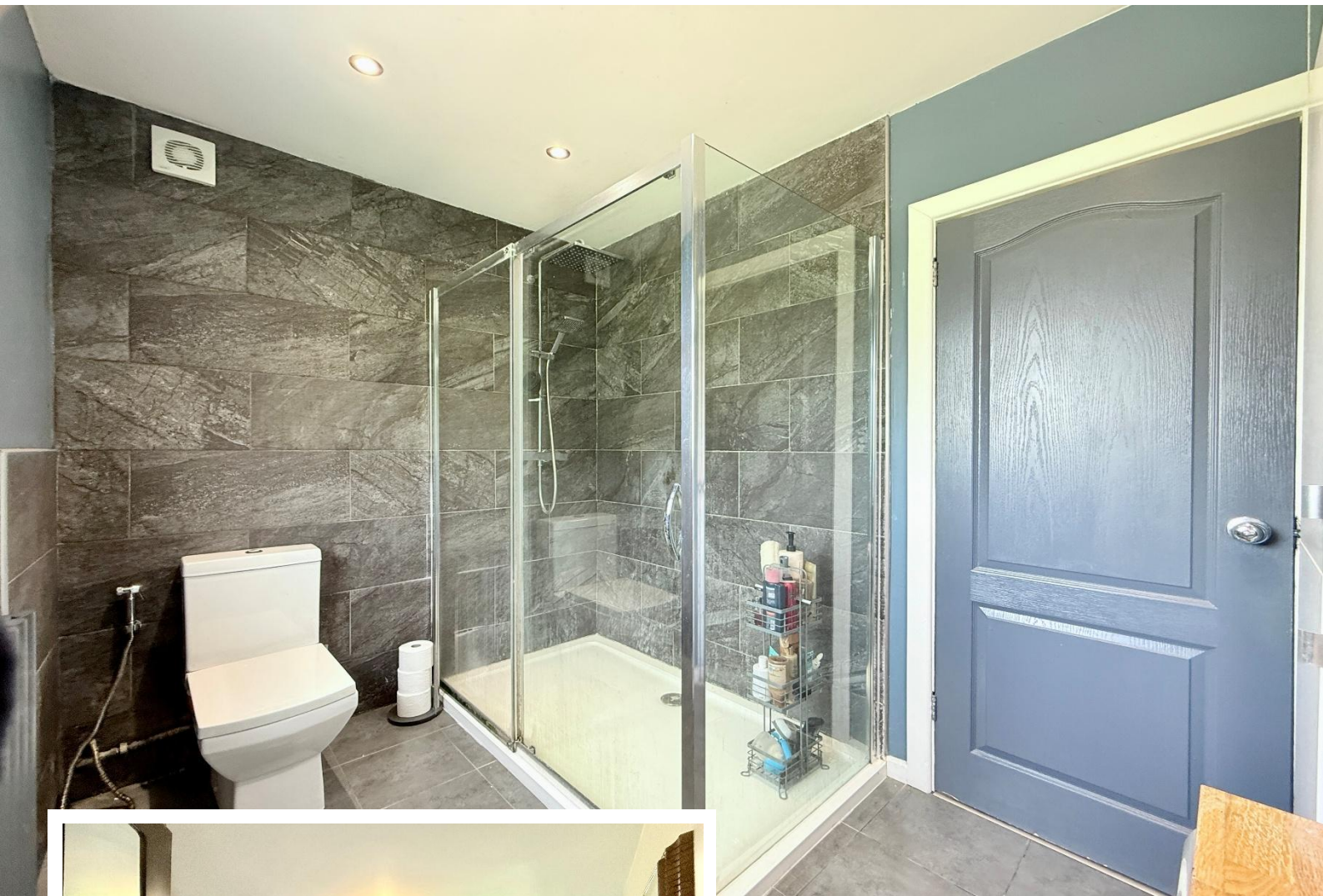
Property Description

A very well presented four bedroom semi detached family home offering two reception rooms, superb re-fitted kitchen, ground floor shower room, guest WC, utility, shower room, converted loft, good size rear garden, 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

Entrance Hall

Reception Room One to Front - 5.11m x 3.68m (16'9" (into bay) x 12'1")

Reception Room Two to Rear - 4.7m x 3.48m (15'5" (into bay) x 11'5")

Re-Fitted Kitchen to Rear - 3.73m x 2.82m (12'3" x 9'3")

Guest WC

Utility Room - 4.04m x 1.68m (13'3" x 5'6")

Covered Side Passage - 6.32m x 0.99m (20'9" x 3'3")

Ground Floor Shower Room

Bedroom One to Rear - 4.8m x 3.07m (15'9" (into bay) x 10'1")

Bedroom Two to Front - 5.11m x 3.4m (16'9" (into bay) x 11'2")

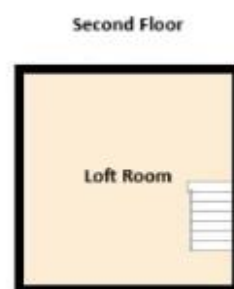
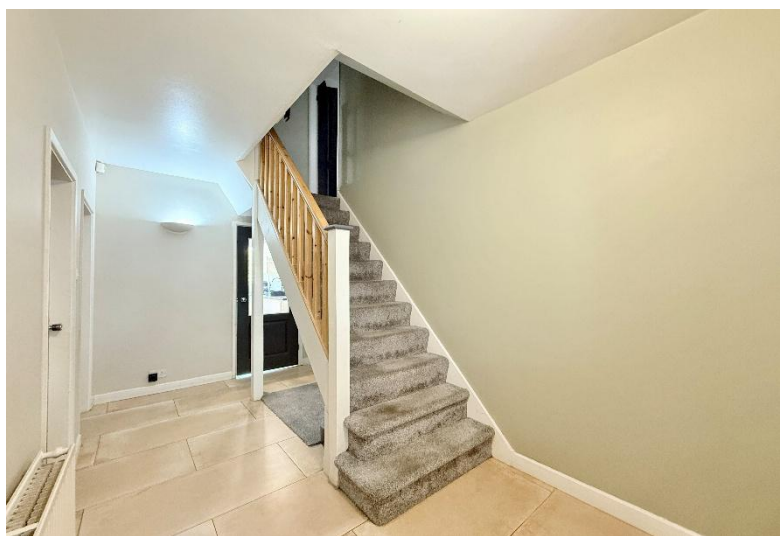
Dual Aspect Bedroom Three to Front
2.51m x 5.18m (8'3" (max) / 4' 9" (min) x 17'0")

Bedroom Four to Front - 3.15m x 2.59m (10'4" x 8'6")

Shower Room to Rear - 1.96m x 2.77m (6'5" x 9'1")

Loft Room - 4.75m x 4.78m (15'7" x 15'8")

Garage - 4.75m x 2.54m (15'7" x 8'4")



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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.