



## Ferndale Road Hall Green, Birmingham

- A Beautifully Presented & Extended Traditional Style Semi Detached
- Three Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen/Diner

**Offers Over £400,000**

Current EPC Rating 63 (D)  
Current Council Tax Band D







## Property Description

A beautifully presented and extended traditional style semi-detached property offering three double bedrooms, two reception rooms, breakfast kitchen/diner, utility, guest WC, family bathroom, private well maintained 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 - 4.8m (into bay) x 3.3m (15'8" x 10'9")

Reception Room Two to Rear - 5m (into bay) x 3.3m (16'4" x 10'9")

Breakfast Kitchen/Diner to Rear - 4.2m x 3m (13'9" x 9'10")

Utility Room

Guest WC to Rear

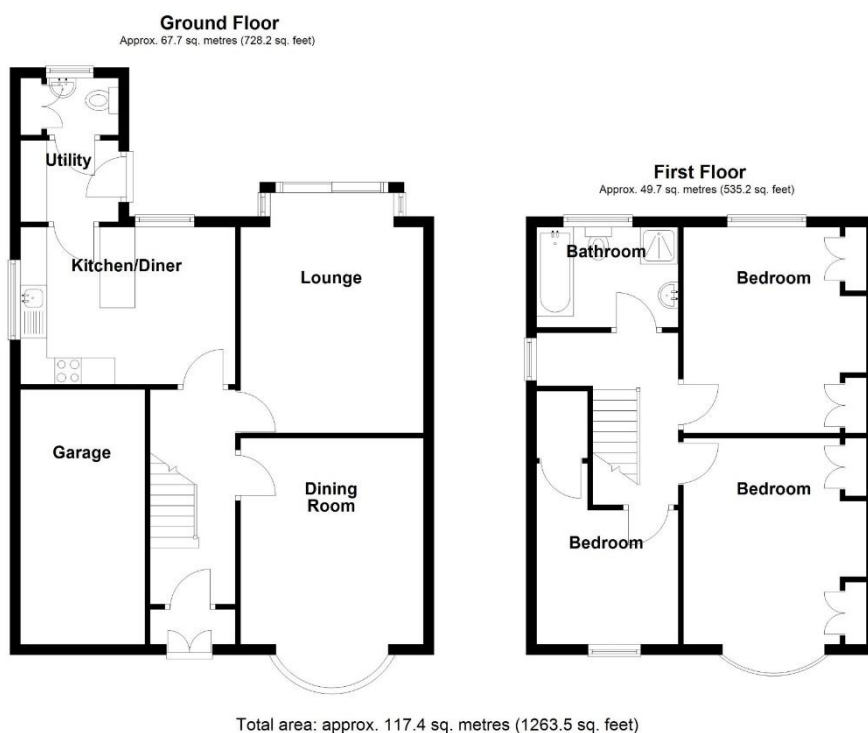
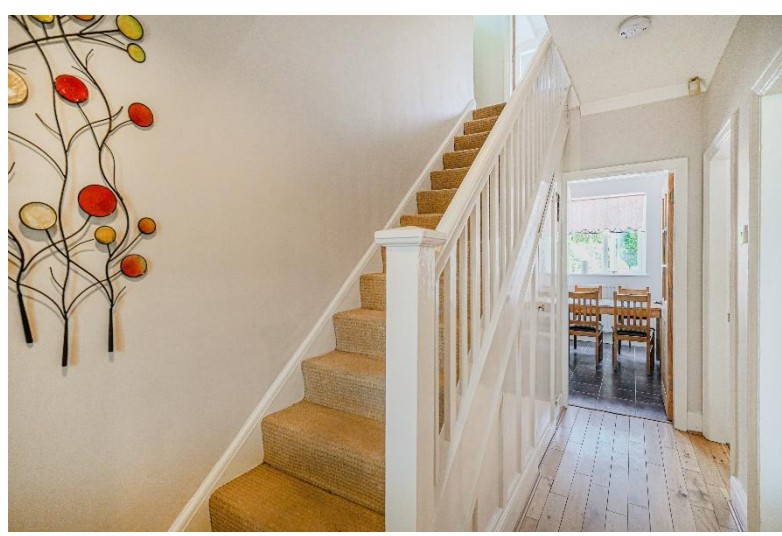
Bedroom One to Front - 4.8m (into bay) x 2.7m (to wardrobes) (15'8" x 8'10")

Bedroom Two to Rear - 4.2m x 2.7m (to wardrobes) (13'9" x 8'10")

Bedroom Three to Front - 3.4m (max) x 2.9m (max) (11'1" x 9'6") (some head height restriction)

Four Piece Family Bathroom to Rear - 2.6m x 1.9m (8'6" x 6'2")





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.