



smarthomes

Sherwood Close

Hall Green, Birmingham

- A Very Well Presented Semi-Detached Property
- Three Bedrooms
- Spacious Lounge
- Modern Breakfast Kitchen
- Garage in Separate Block
- Southerly Facing Rear Garden

£325,000

Current EPC Rating - 65 (D)
Current Council Tax Band - C





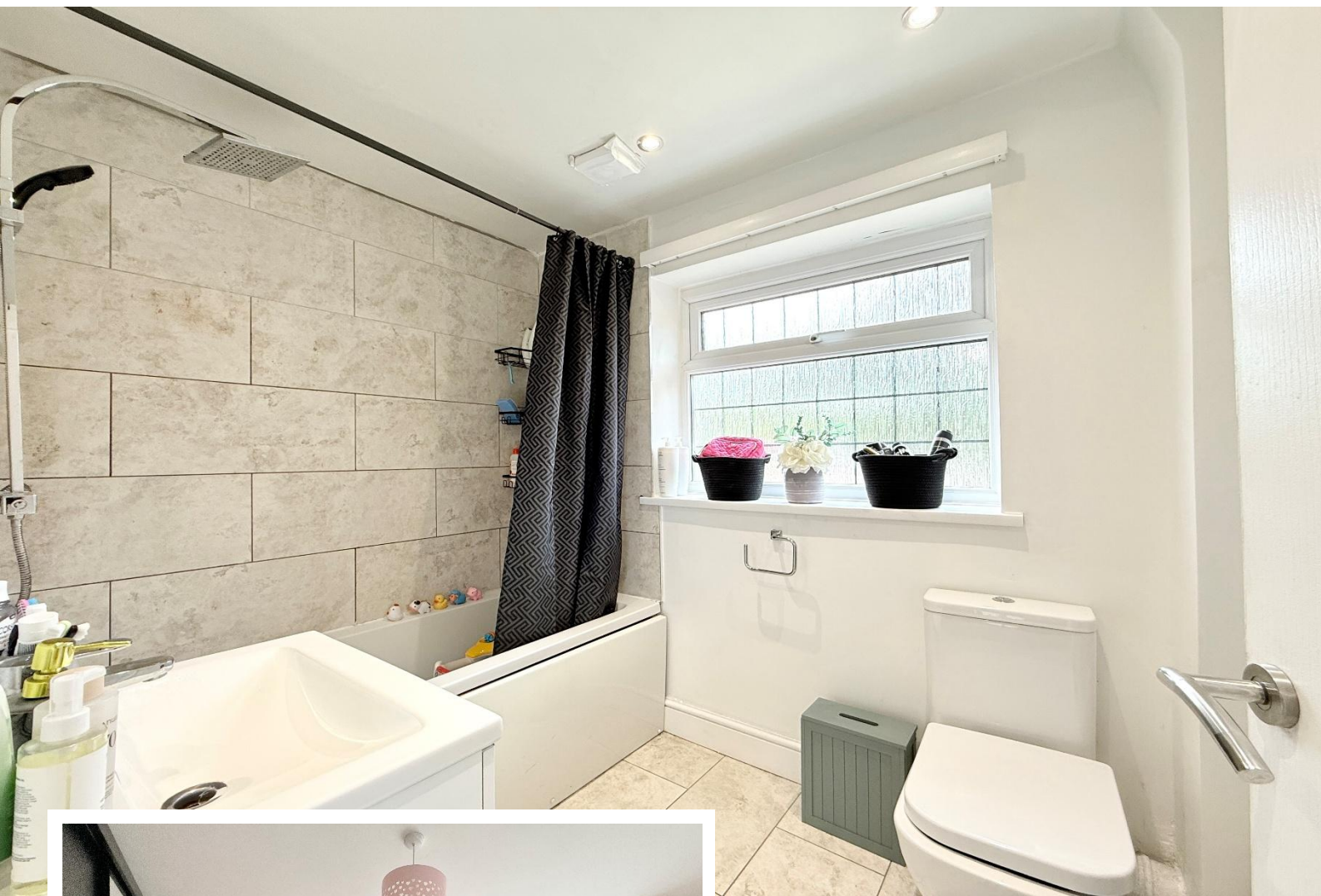
Property Description

A very well presented semi detached property offering three bedrooms, spacious lounge, modern breakfast kitchen, garden room, family bathroom, southerly facing rear garden and garage in separate block

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 vendor
Current council tax band – C



Rooms & Measurements

Hallway

Lounge to Front - 3.99m x 4.75m (13'1" x 15'7")

Modern Breakfast Kitchen - 4.98m x 2.97m (16'4" x 9'9")

Garden Room to Rear - 2.26m x 1.96m (7'5" x 6'5")

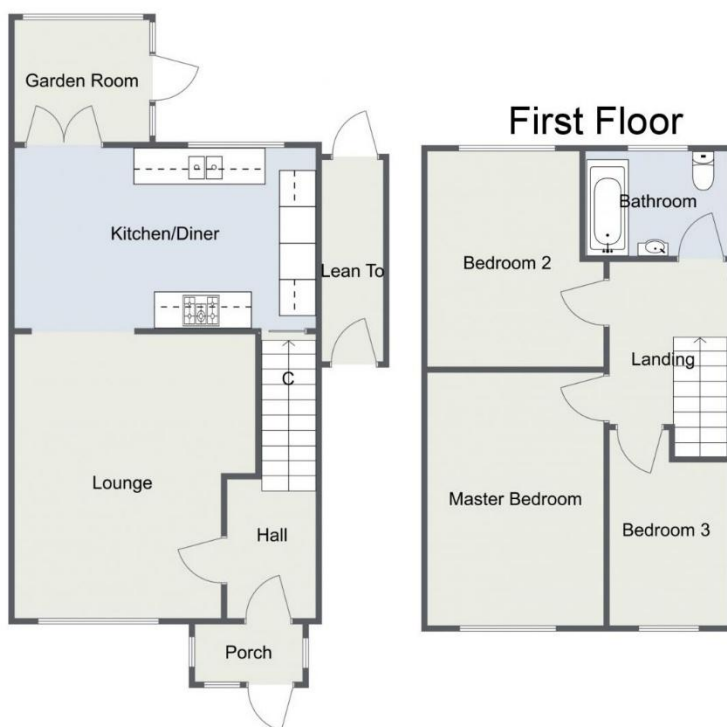
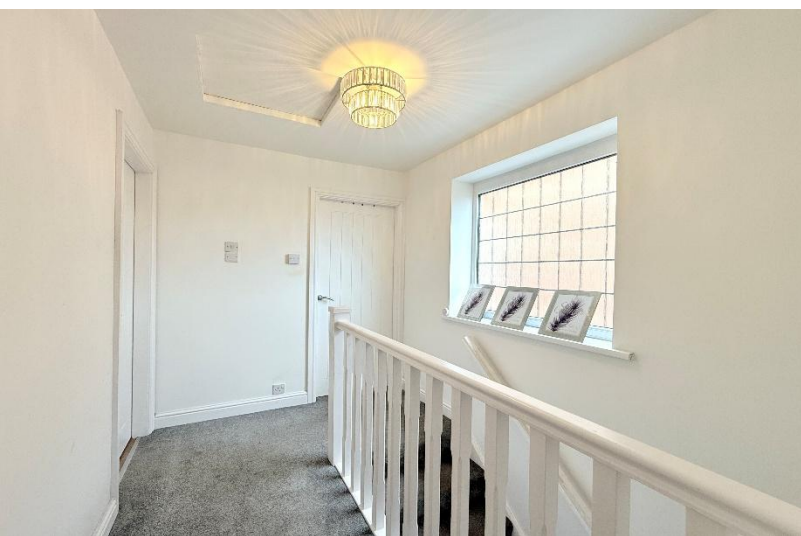
Bedroom One to Front - 4.27m x 2.87m (14'0" x 9'5")

Bedroom Two to Rear - 3.56m x 2.9m (11'8" x 9'6")

Bedroom Three to Front - 3.23m x 1.93m (10'7" (max) x 6'4" (max))

Family Bathroom to Rear - 2.31m x 1.7m (7'7" x 5'7")

Garage



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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.