



Boden Road

Hall Green, Birmingham

- An Extended Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Impressive Extended Family Dining Kitchen

£550,000

Current EPC Rating 64 (D)
Current Council Tax Band E





Property Description

An extended detached family home benefitting from four double bedrooms, three reception rooms, impressive extended family dining kitchen, en-suite shower room, family bathroom, ground floor shower room, garage, off road parking and rear garden

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 – E



Rooms & Measurements

Entrance Hall

Ground Floor Shower Room - 1.57m max into shower x 2.03m max (5'2" x 6'8")

Reception Room One to Front - 5.11m x 3.66m (16'9" x 12'0")

Reception Room Two - 4.95m x 3.68m (16'3" x 12'1")

Impressive Extended Family Dining Kitchen to Rear - 8m x 4.67m (26'3" x 15'4")

Snug/Home Office - 2.64m x 3.35m (8'8" x 11'0")

Ground Floor Bedroom Four - 4.67m x 2.54m (15'4" x 8'4")

Covered Side Passage - 4.29m x 0.99m (14'1" x 3'3")

Bedroom One to Front - 5.28m into bay x 3.1m up to wardrobes (17'4" x 10'2")

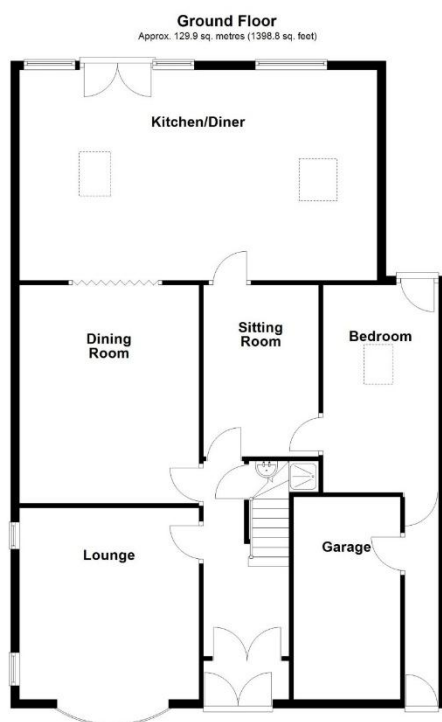
Bedroom Two to Rear - 5.33m into bay x 3.15m up to wardrobes (17'6" x 10'4")

En-Suite Shower Room - 0.84m x 2.01m into shower (2'9" x 6'7")

Bedroom Three to Front - 3.68m x 3.48m max up to wardrobes (12'1" x 11'5")

Family Bathroom - 2.95m x 1.7m (9'8" x 5'7")

Garage - 2.34m x 4.14m (7'8" x 13'7")



Total area: approx. 202.2 sq. metres (2176.2 sq. feet)

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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.