



smarthomes

Robin Hood Lane

Hall Green, Birmingham

- A Well Presented Four Bedroom Family Home
- Breakfast Kitchen, Bathroom & Separate W.C
- Good Size South Facing Rear Garden
- Two Reception Rooms

Offers Over £450,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A spacious and well maintained semi-detached family home benefitting from four bedrooms, two reception rooms, dining kitchen, utility room, guest W.C, family bathroom, separate W.C, good size South facing rear garden, integral garage and off road parking



Rooms & Measurements

Reception Room One to Front - 4.65m x 3.51m (15'3" x 11'6")

Reception Room Two to Rear - 4.19m x 3.45m (13'9" x 11'4")

Dining Kitchen to Rear - 4.39m x 3.05m (14'5" x 10'0")

Covered Side Passage/Utility - 8.36m max x 2.67m max (27'5" max x 8'9" max)

Bedroom One to Front - 4.72m x 3.12m (15'6" x 10'3")

Bedroom Two to Rear - 4.09m x 3.51m (13'5" x 11'6")

Bedroom Three to Rear - 3.96m x 2.97m (13'0" x 9'9")

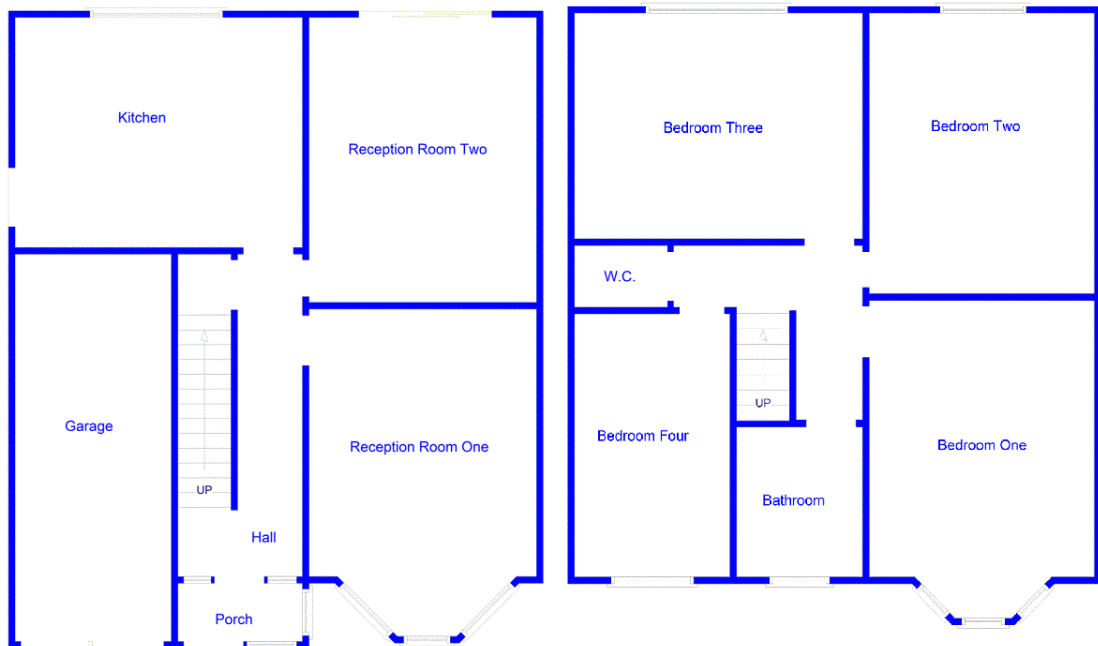
Bedroom Four to Front - 3.89m x 2.44m (12'9" x 8'0")

Family Bathroom to Front - 2.21m x 1.98m (7'3" x 6'6")

Integral Garage - 5.05m x 2.31m (16'7" x 7'7")

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 vendor. Current council tax band – D



316 Stratford Road
Shirley
Solihull
B90 3DN

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 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.