



## Sherwood Road

Hall Green, Birmingham

- A Beautifully Presented Four Bedroom Family Home
- Superb Open Plan Re-Fitted Kitchen/Diner/Family Room
- Large Rear Garden & Garage/Utility
- Re-Fitted Family Bathroom & En-Suite Shower Room

**OIRO £515,000**

Current EPC Rating - TBC  
Current Council Tax Band - D



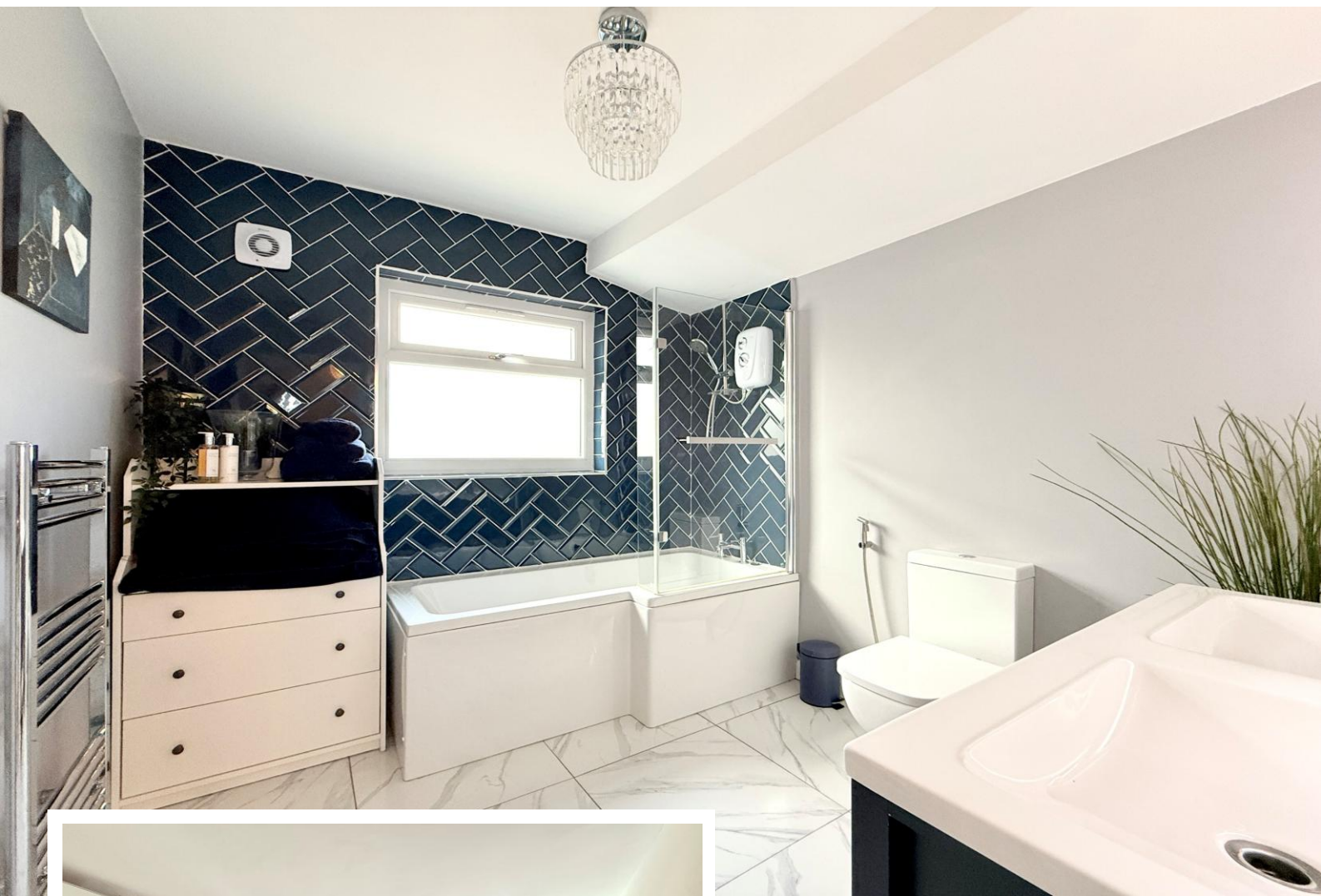




## Property Description

A substantially extended and beautifully presented semi detached family home offering four bedrooms, lounge, superb re-fitted family dining kitchen, spacious utility & storage room, guest WC, re-fitted en-suite, family bathroom, delightful rear garden and driveway parking





## Rooms & Measurements

Lounge to Front 4.8m x 3.2m (15'9" (into bay) x 10'6")

Impressive Extended Re-Fitted Open Plan Family Dining Kitchen 9.91m x 7.85m (32'6" (max) x 25'9" (max)

Spacious Utility & Storage Room 2.03m x 5.64m (6'8" (max) x 18'6")

Bedroom One to Rear 4.65m x 3.51m (15'3" (into bay) x 11'6")

Bedroom Two to Front 4.88m x 3.15m (16'0" (into bay) x 10'4")

Bedroom Three to Front 2.03m x 4.9m (6'8" (max) x 16'1")

En Suite Shower Room 2.97m x 1.32m (9'9" x 4'4")

Bedroom Four to Front 2.67m x 2.16m (8'9" x 7'1")

Family Bathroom to Rear 2.46m x 2.64m (8'1" x 8'8")

### 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 Nigel Hodges. Current council tax band – D





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