



St Peters Close

Hall Green, Birmingham

- A Spacious Four Bedroom Detached Property
- Offering Superb Potential For Extension (STPP)
- Two Reception Rooms
- Conservatory
- Kitchen/Diner
- Utility/Storage Room & Guest WC
- En Suite Shower & Family Wet Room

Offers Over £425,000

Current EPC Rating 70 (C)
Current Council Tax Band D





Property Description

A spacious four bedroom detached property offering superb potential for extension (STPP), two reception rooms, kitchen/diner, conservatory, utility/storage room, guest WC, en suite shower room, family wet room, rear garden, garage and off-road parking

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



Rooms & Measurements

Entrance Hall

Guest WC

Living Room to Front - 4.95m x 3.56m (16'3" x 11'8")

Dining Room - 3.56m x 2.97m (11'8" x 9'9")

Kitchen Diner to Rear - 5.84m x 2.9m (19'2" x 9'6")

Utility/Storage Room - 6.05m x 2.31m (19'10" x 7'7")

Conservatory to Rear - 4.01m x 3.71m (13'2" x 12'2")

Master Bedroom to Front - 3.76m x 3.66m (12'4" x 12'0")

En Suite Shower Room

Bedroom Two to Rear - 3.1m x 2.82m (10'2" x 9'3")

Bedroom Three to Front - 3.76m x 1.98m (12'4" x 6'6")

Bedroom Four to Rear - 2.21m x 2.21m (7'3" x 7'3")

Garage - 4.72m x 2.54m (15'6" x 8'4")



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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.