



Stonor Park Road

Hall Green, Birmingham

- An Extremely Well Presented & Extended Three Bedroom Semi Detached
- Two First Floor Double Bedrooms
- Loft Conversion Providing Double Bedroom, En Suite & Walk-In Wardrobe
- Extended Breakfast Kitchen
- Utility Room & Guest WC
- First Floor Family Bathroom
- No Upward Chain

Offers Over £400,000

Current EPC Rating TBC
Current Council Tax Band C





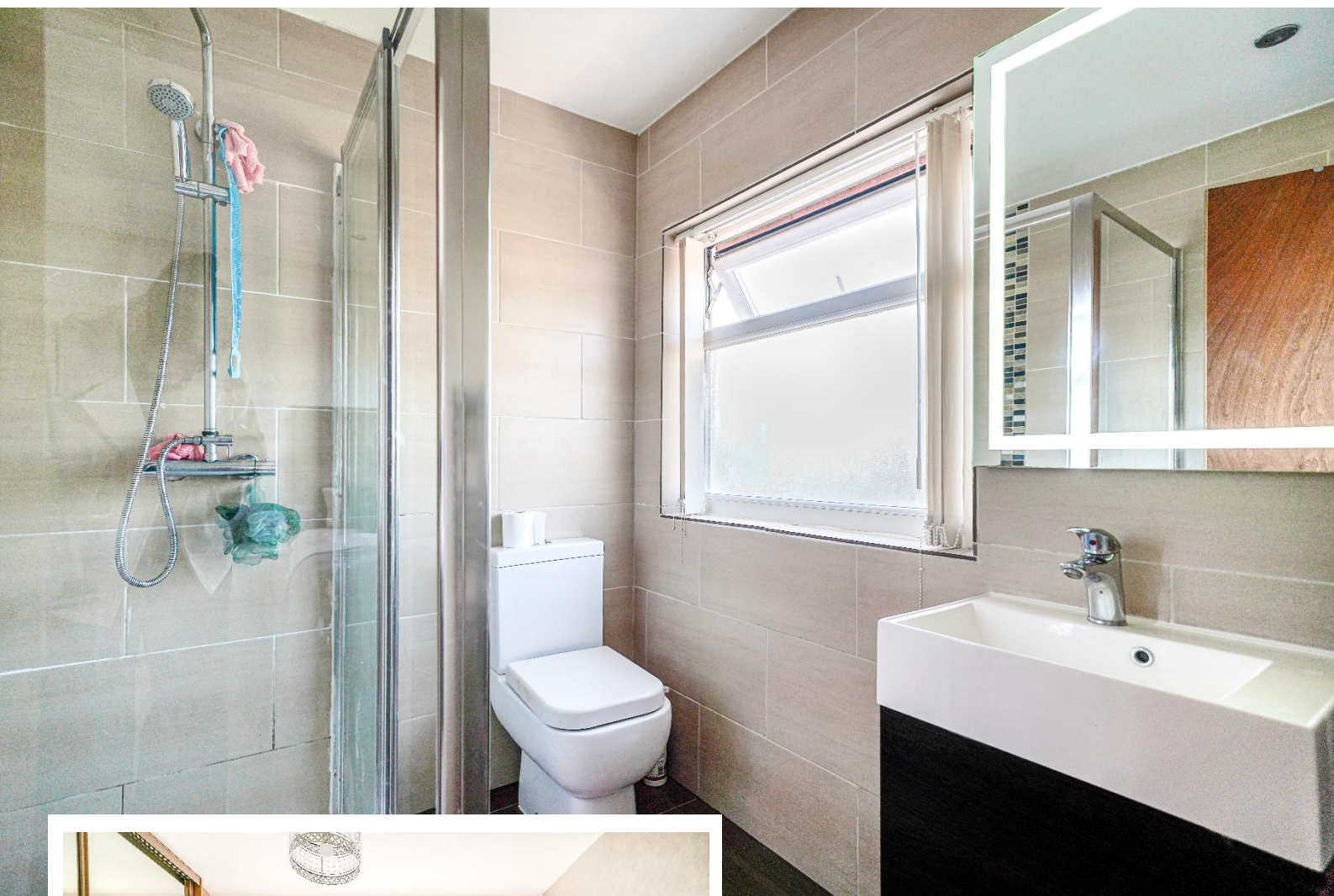
Property Description

An extremely well presented and extended semi detached family home offered for sale with no upward chain and briefly affording three double bedrooms, lounge, extended breakfast kitchen, utility room, guest WC, first floor family bathroom, loft conversion providing double bedroom with en suite and walk-in wardrobe, easily maintained private rear garden 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 Nigel Hodges
Current council tax band – C



Rooms & Measurements

Entrance Hall

Guest WC

Lounge to Front - 4.6m (into bay) x 3.4m (15'1" x 11'1")

Extended Breakfast Kitchen - 7.3m x 4.3m (23'11" x 14'1")

Utility Room

Bedroom One to Rear - 3.6m x 2.7m (to wardrobes) (11'9" x 8'10")

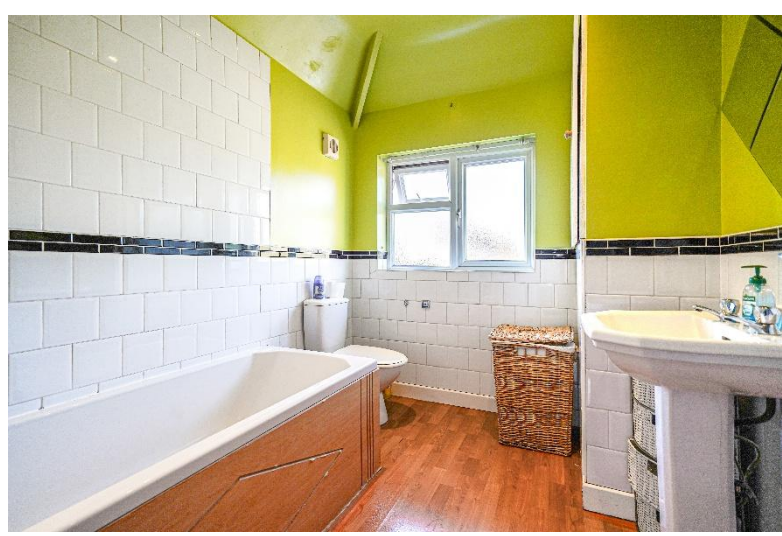
Dressing Room - 2m x 1.9m (6'6" x 6'2")

Bedroom Two to Front - 4.6m (into bay) x 2.6m (15'1" x 8'6")

Family Bathroom to Rear - 2.6m x 2m (8'6" x 6'6")

Loft Room - 5.5m x 2.7m (18'0" x 8'10")

En Suite Shower Room to Rear - 2m x 1.7m (6'6" x 5'6")



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.