



Tixall Road

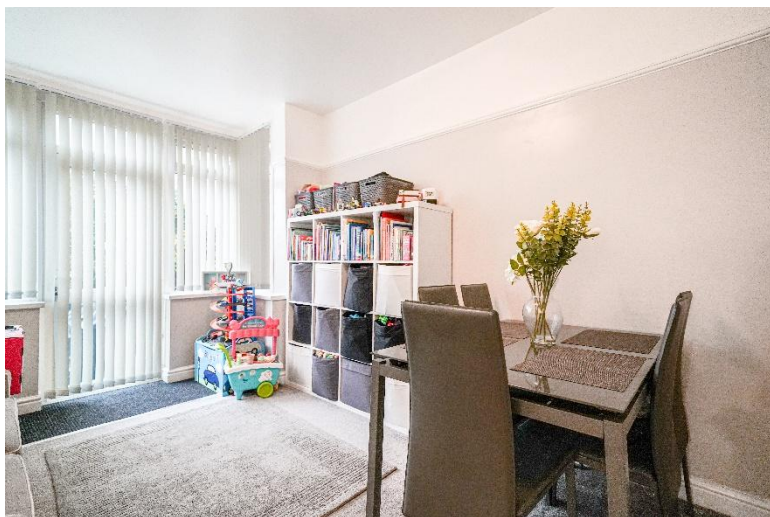
Hall Green, Birmingham

- An Extremely Well Presented Semi Detached Property
- Three Bedrooms
- Lounge With Log Burning Stove
- Modern Family Shower Room

OIRO £325,000

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





Property Description

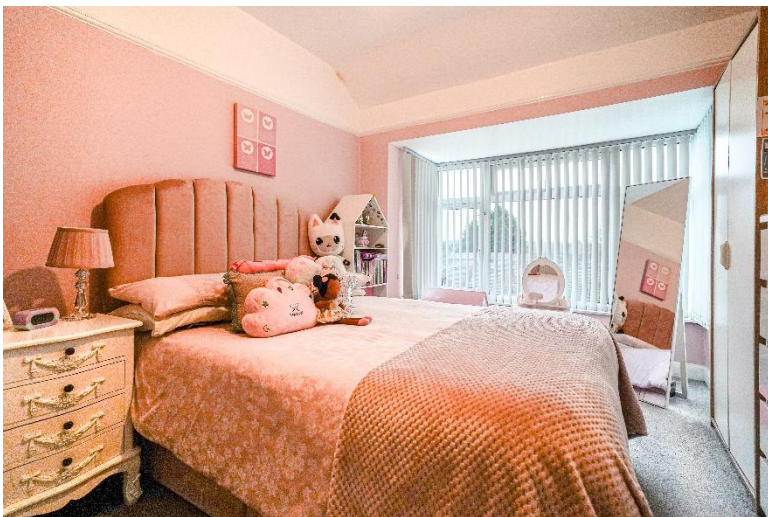
An extremely well presented three bedroom semi detached property offering two reception rooms, kitchen, family shower room, private rear garden with office pod and off-road parking

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 – D



Rooms & Measurements

Entrance Hall

Lounge to Front - 4.3m (into bay) x 3.4m (14'1" x 11'1")

Dining Room to Rear - 4.1m (into bay) x 2.9m (13'5" x 9'6")

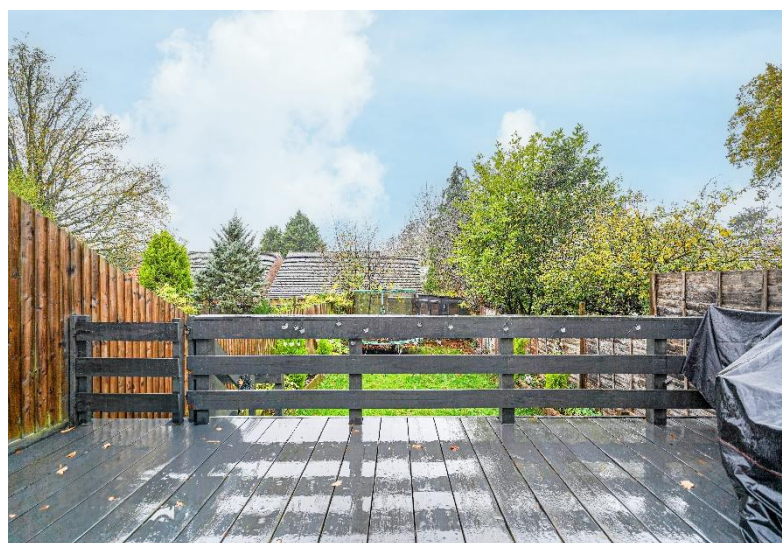
Kitchen to Rear - 3.3m x 2.3m (10'9" x 7'6")

Bedroom One to Front - 4.4m (into bay) x 3.3m (14'5" x 10'9")

Bedroom Two to Rear - 4.2m (into bay) x 3m (13'9" x 9'10")

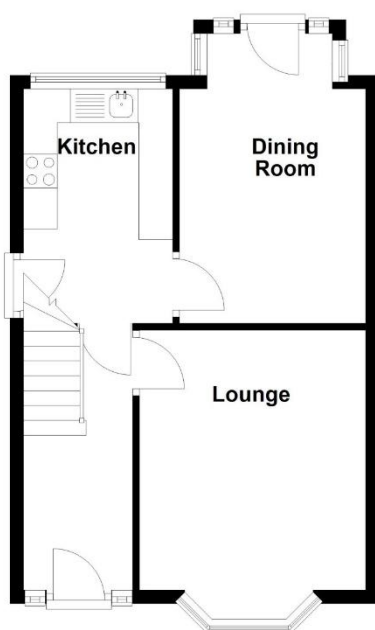
Bedroom Three to Front - 2.1m x 1.7m (6'10" x 5'6")

Modern Family Shower Room to Rear - 2.3m x 2m (7'6" x 6'6")



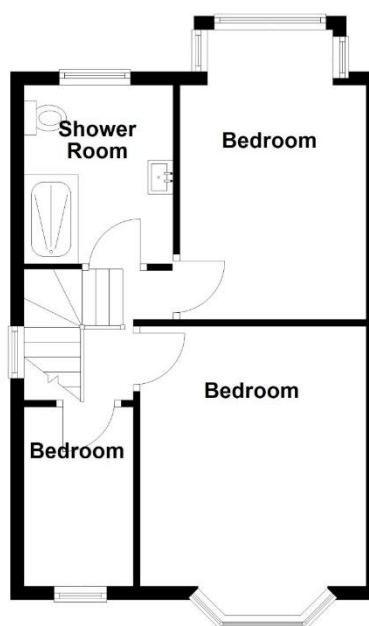
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 78.5 sq. metres (844.6 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.