



**Lulworth Road**

Hall Green, Birmingham

- A Traditional Three Bedroom Semi Detached Property
- Situated On A Generous Corner Plot
- Two Good Sized Reception Rooms
- Modern Breakfast Kitchen

**£390,000**

Current EPC Rating - 42 (E)

Current Council Tax Band - C





## Property Description

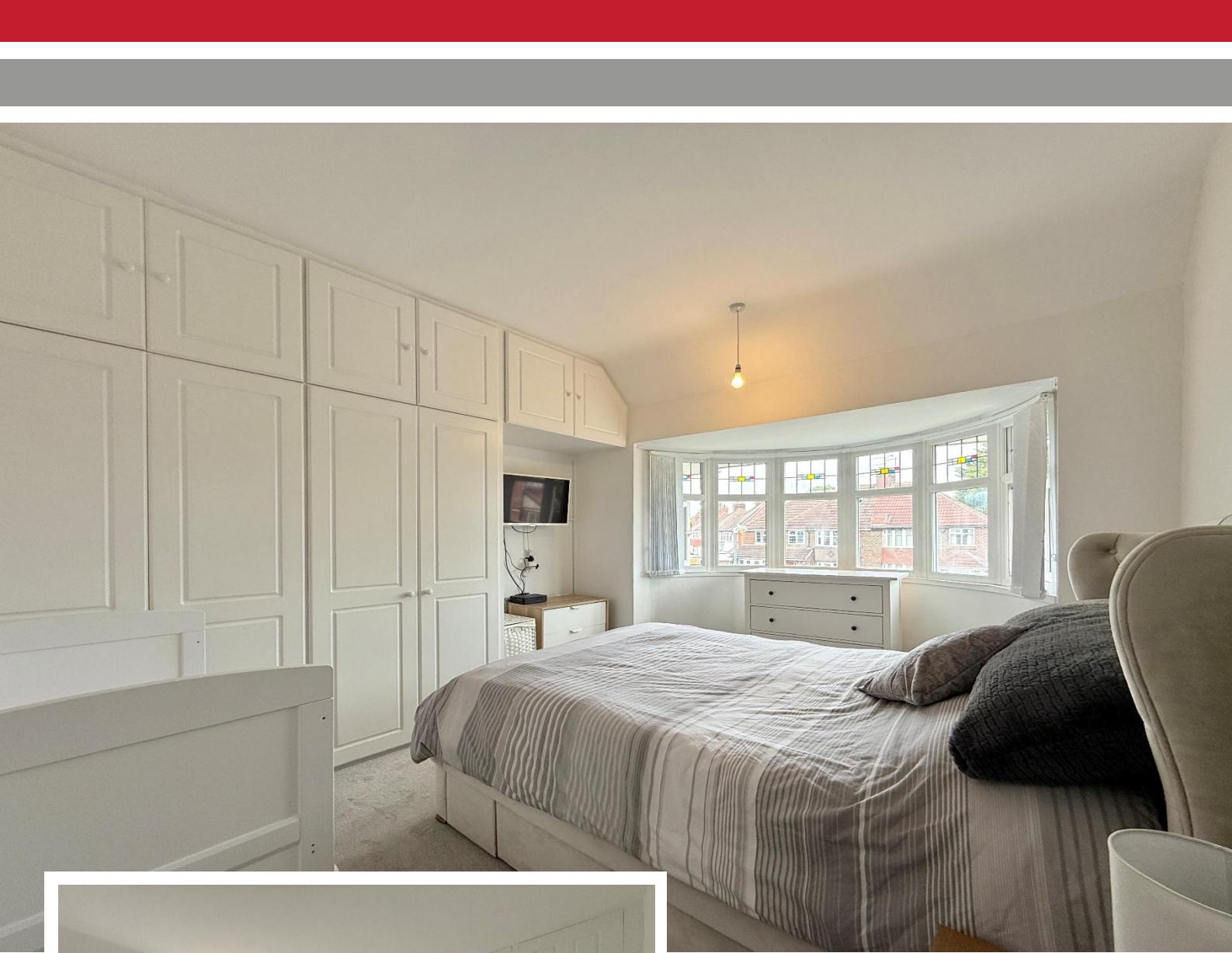
A traditional semi-detached property situated on a generous corner plot with existing planning permission for a two-storey side extension. Three bedrooms, two good sized reception rooms, modern breakfast kitchen, family bathroom and separate WC, delightful rear garden, garage/utility and off-road parking

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor.

Current council tax band – C



## Rooms & Measurements

Modern Breakfast Kitchen to Rear - 2.62m x 2.51m (8'7" x 8'3")

Dining Room to Rear - 4.47m x 3.51m (14'8" (into bay) x 11'6")

Lounge to Front - 4.65m x 3.71m (15'3" (into bay) x 12'2")

Bedroom One to Front - 4.7m x 3.56m (15'5" (into bay) x 11'8")

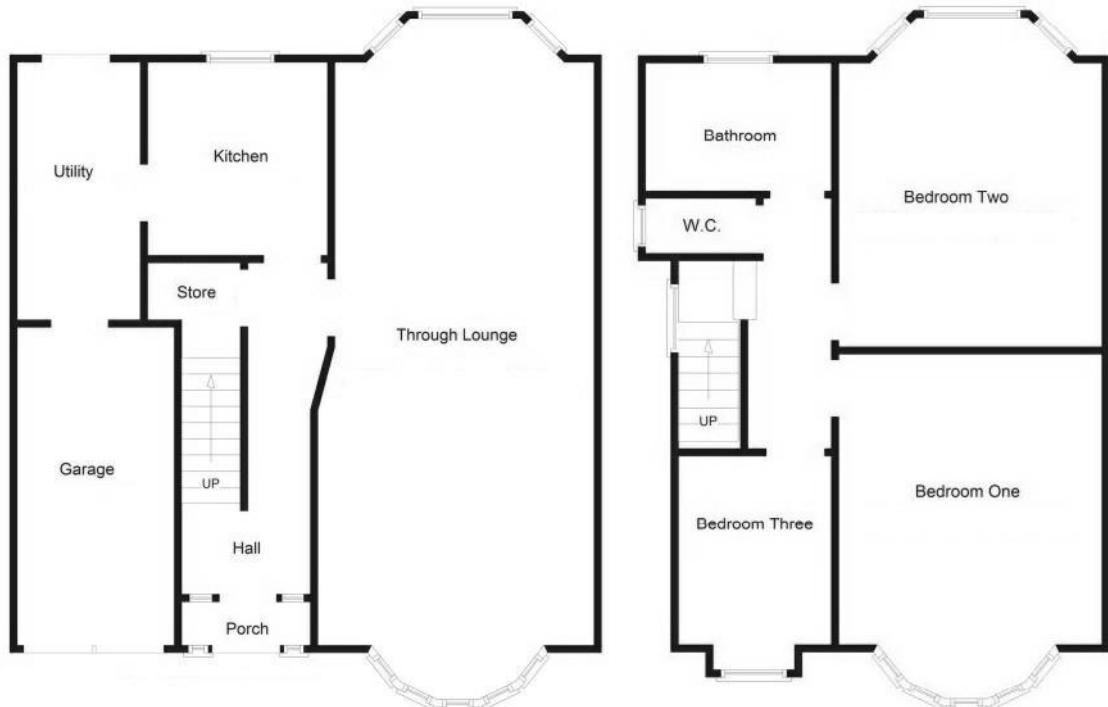
Bedroom Two to Rear - 4.5m x 3.2m (14'9" (into bay) x 10'6")

Bedroom Three to Front - 2.87m x 2.06m (9'5" (into bay) x 6'9")

Family Bathroom to Rear - 2.46m x 1.75m (8'1" x 5'9")

Separate WC

Garage /Utility Area - 8.46m x 1.68m (27'9" x 5'6")



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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.