



**Priory Road**

Hall Green, Birmingham

- An Extended Semi-Detached Property
- Three Bedrooms
- Extended Breakfast Kitchen
- NO UPWARD CHAIN

**£250,000**

Current EPC Rating - 60 (D)

Current Council Tax Band - B





## Property Description

An extended three bedroom semi-detached property benefiting from no upward chain and offering accommodation comprising a through lounge/diner, extended breakfast kitchen, shower room, landscaped rear garden, rear garage, UPVC double glazing and gas central heating

### 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 – B



## Rooms & Measurements

Through Lounge Diner to Front  
7.8m (into half bay) x 3m (25'7" x 9'10")

Extended Breakfast Kitchen to Rear  
6.4m x 4.5m (20'11" x 14'9")

Bedroom One to Rear  
4.4m (into half bay) x 2.9m (14'5" x 9'6")

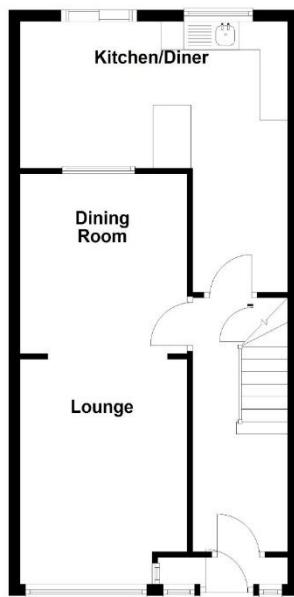
Bedroom Two to Front  
4.2m x 2.7m (13'9" x 8'10")

Bedroom Three to Front  
2.1m x 1.9m (6'10" x 6'2")

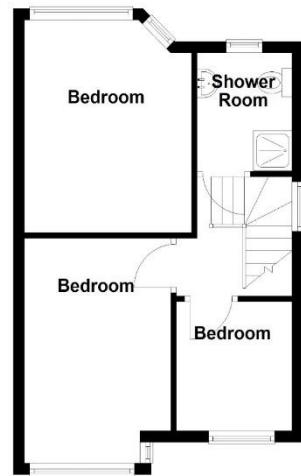
Family Shower Room to Rear  
2.5m x 1.6m (8'2" x 5'2")



**Ground Floor**  
Approx. 47.9 sq. metres (516.1 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 82.7 sq. metres (890.1 sq. feet)

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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.