

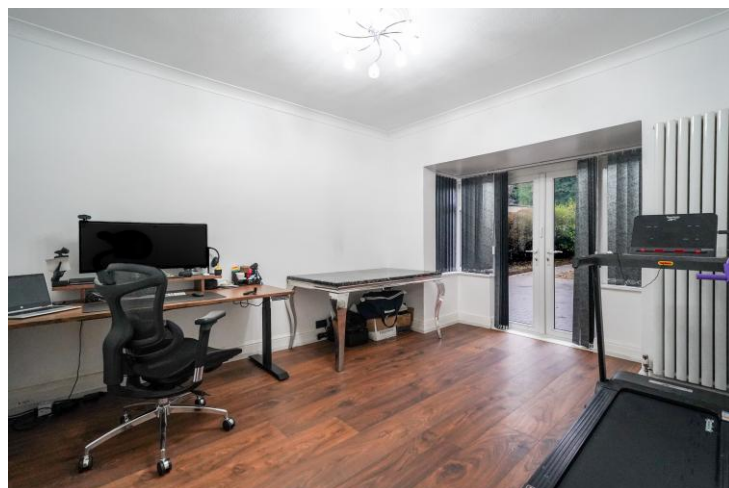


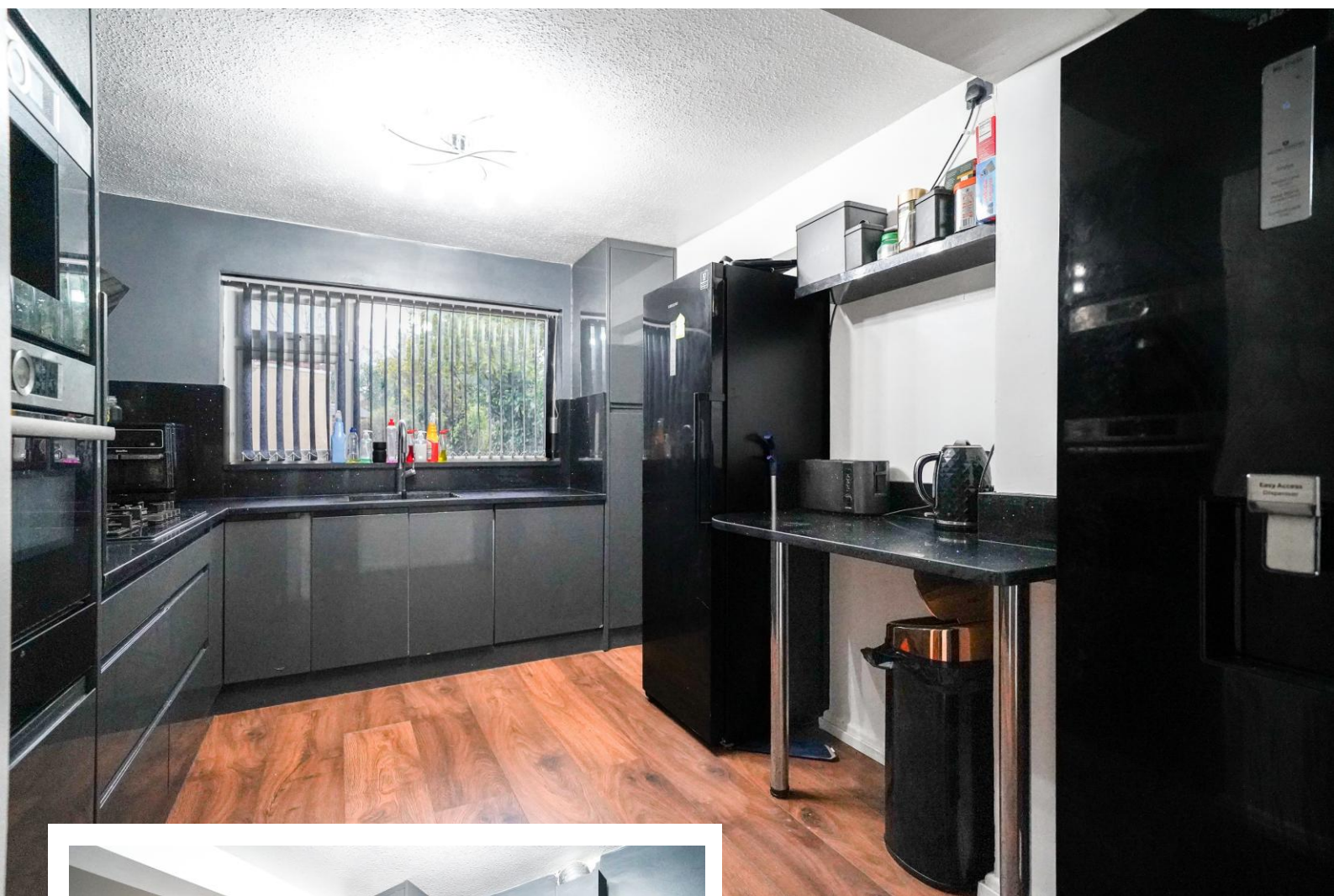
Burnaston Road Hall Green, Birmingham

- A Three Bedroom Detached Family Home
- Extended Family Kitchen & Two Reception Rooms
- Private South Facing Rear Garden & Driveway Parking
- Re-Fitted Family Bathroom

Offers Over £400,000

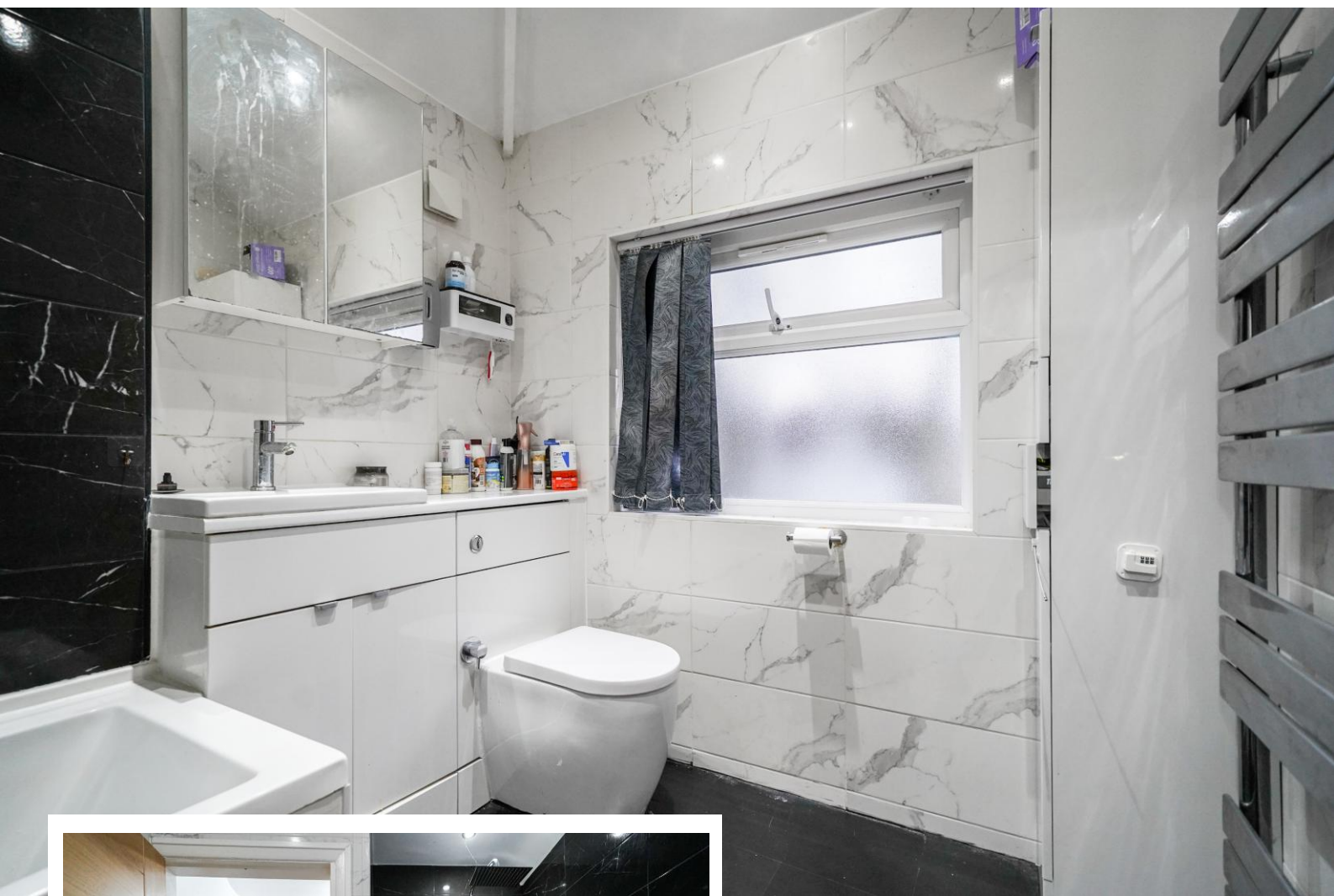
Current EPC Rating - D
Current Council Tax Band - D





Property Description

An extremely well presented three bedroom detached family home situated on a sought after road offering accommodation comprising, two reception room, extended and re-fitted kitchen, utility/guest W.C, three good size bedrooms, re-fitted family bathroom, private South facing rear garden, side garage and off road parking



Rooms & Measurements

Reception Room One to Rear 14' 5" x 10' 5" (4.4m x 3.2m)

Reception Room Two to Front 13' 5" x 11' 5" (4.1m x 3.5m)

Utility/Guest W.C

Extended and Re-Fitted Kitchen to Rear 12' 1" x 8' 6" (3.7m x 2.6m)

Bedroom One to Front 13' 9" x 11' 5" (4.2m x 3.5m)

Bedroom Two to Rear 11' 5" x 8' 6" (3.5m x 2.6m)

Bedroom Three to Rear 8' 6" x 7' 6" (2.6m x 2.3m)

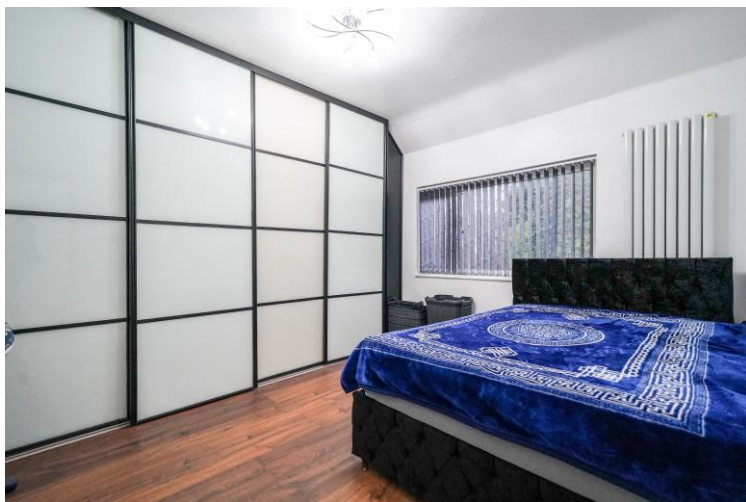
Re-Fitted Family Bathroom to Front 8' 2" max x 6' 6" (2.5m max x 2m)

Side Garage 16' 0" x 7' 2" (4.9m x 2.2m)

Tenure

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

EPC supplied by vendor. Council tax band D



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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.