



smarthomes

## Hall Dale Close

Hall Green, Birmingham

- A Well Presented Three Bedroom Detached Family Home
- Fitted Kitchen/Diner & Conservatory
- South Facing Rear Garden
- Side Garage & Driveway Parking

**£345,000**

Current EPC Rating - TBC  
Current Council Tax Band - D



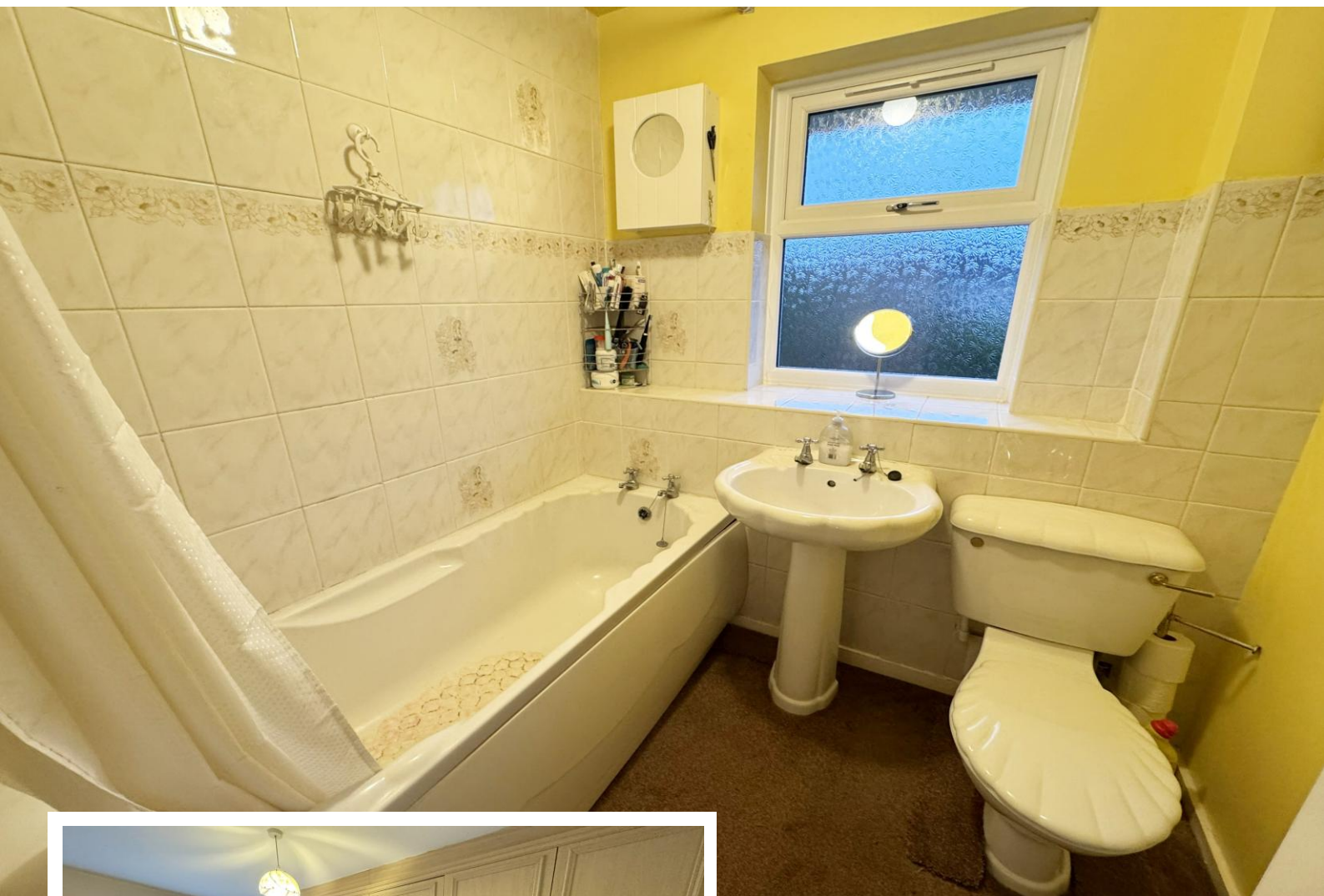




## Property Description

A well presented detached family home situated in a cul-de-sac location offering superb potential for extension STPP. Offering accommodation comprising a spacious lounge, kitchen/diner, conservatory, guest W.C, three bedrooms, family bathroom, South facing rear garden, side garage and driveway parking





## Rooms & Measurements

Lounge to Front 4.3m x 3.8m (14'1" x 12'5")

Kitchen/Diner to Rear 4.8m x 3m (15'8" x 9'10")

Conservatory 3.3m x 3m (10'9" x 9'10")

Bedroom One to Front 3.7m x 2.5m (12'1" x 8'2")

Bedroom Two to Rear 3m x 2.7m (9'10" x 8'10")

Bedroom Three to Front 2.8m x 2.2m (9'2" x 7'2")

Family Bathroom to Rear 1.9m x 1.6m (6'2" x 5'2")

Side Garage 5.6m x 2.2m (18'4" x 7'2")

### 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





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