



**Newey Road**

Hall Green, Birmingham

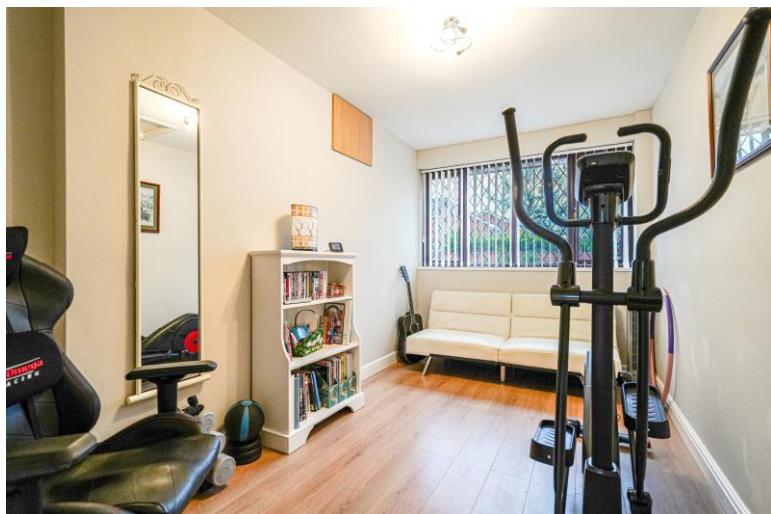
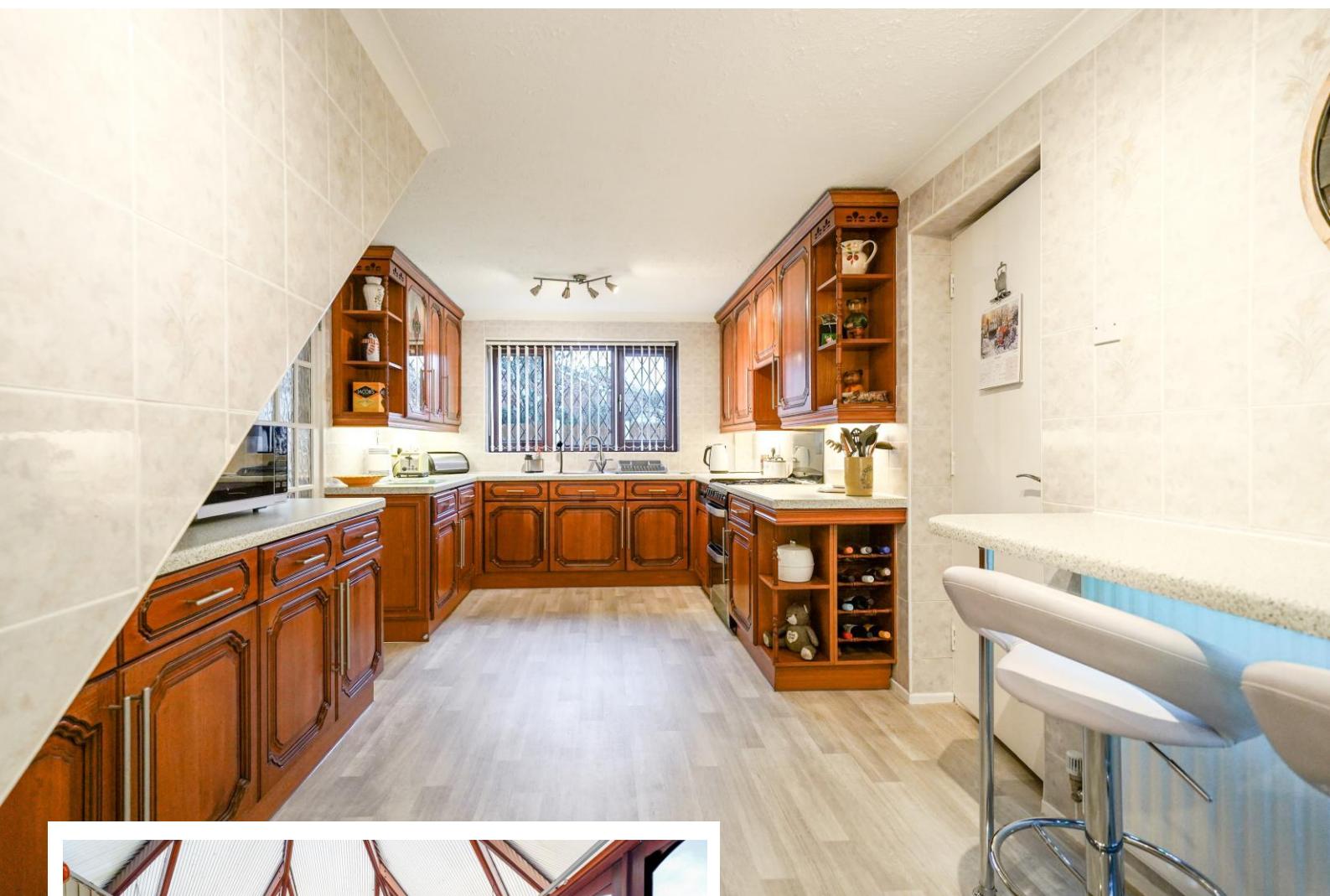
- A Three/Four Bedroom Detached Family Home
- Two/Three Reception Rooms
- Breakfast Kitchen
- Conservatory
- En-Suite Shower Room & Bathroom
- No Upward Chain

**£415,000**

Current EPC Rating - TBC

Current Council Tax Band - E





## Property Description

An extremely well presented three/four bedroom detached family home benefiting from no upward chain. Offering accommodation comprising two reception rooms, conservatory, kitchen/breakfast room, third reception room/ground floor bedroom four, large utility, guest W.C, en-suite shower room, family bathroom, rear garden 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 Nigel Hodges. Current council tax band – E



## Rooms & Measurements

Reception Room One to Front 5.08m x 3.58m (16'8" x 11'9")

Reception Room Two 3.58m x 2.95m (11'9" x 9'8")

Conservatory to Rear 3.15m x 3.07m (10'4" x 10'1")

Kitchen/Breakfast Room 5.74m x 2.92m (18'10" x 9'7")

Large Utility 5.92m x 2.44m (19'5" x 8'0")

Third Reception Room/Bedroom Four to Front 2.36m x 4.22m (7'9" x 13'10")

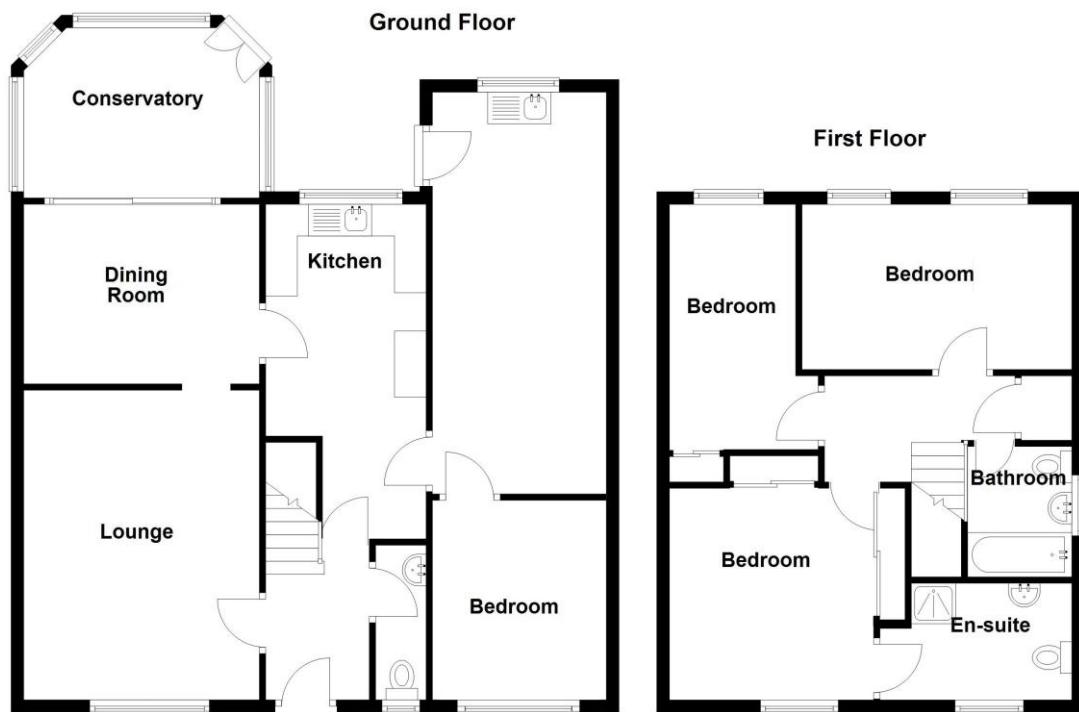
Master Bedroom 3.02m x 3.63m (9'11" x 11'11" (to wardrobe)

En-Suite Shower Room

Bedroom Two to Rear 2.31m x 3.18m (7'7" x 10'5")

Bedroom Three to Rear 4.22m x 2.18m (13'10" x 7'2")

Family Bathroom



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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.