



smarthomes

**Newborough Road**

Hall Green, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Modern Fitted Kitchen & Extended Lounge/Diner
- Landscaped South/Westerly Facing Rear Garden
- Garage & Driveway Parking

**Offers Over £375,000**

Current EPC Rating - D

Current Council Tax Band - C







## Property Description

A very well presented & extended semi-detached family home situated in a most convenient location. Offering accommodation comprising a spacious extended lounge/diner, modern fitted kitchen, guest W.C, ground floor study/bedroom four, three double bedrooms, dressing room, re-fitted family bathroom, landscaped South/Westerly facing rear garden, garage and driveway parking





## Rooms & Measurements

### DRAFT SALES PARTICULARS

Spacious Extended Lounge/Diner to Rear 6.63m max x 6.27m max (21'9" max x 20'7" max)

Modern Fitted Kitchen to Rear 4.78m x 1.7m (15'8" x 5'7")

Versatile Ground Floor Study/Bedroom Four to Front 2.95m max x 2.82m (9'8" max x 9'3")

Double Bedroom One to Rear 4.19m x 3.05m (13'9" x 10'0")

Walk in Wardrobe 1.7m x 1.37m (5'7" x 4'6")

Double Bedroom Two to Rear 5.08m x 2.54m (16'8" x 8'4")

Double Bedroom Three to Front 3.84m x 2.95m (12'7" x 9'8")

Re-Fitted Family Bathroom to Front 2.82m max x 1.98m (9'3" max x 6'6")

### 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 vendor. Current council tax band – C





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