



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





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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")

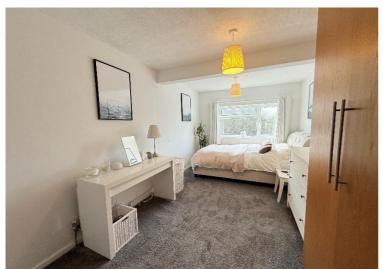
Double Bedroom Two to Rear 5.08m x 2.54m (16'8" x 8'4")

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













316 Stratford Road Shirley Solihull B90 3DN <u>www.smart-homes.co.uk</u> 0121 744 4144 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.