



smarthomes

Highters Heath Lane

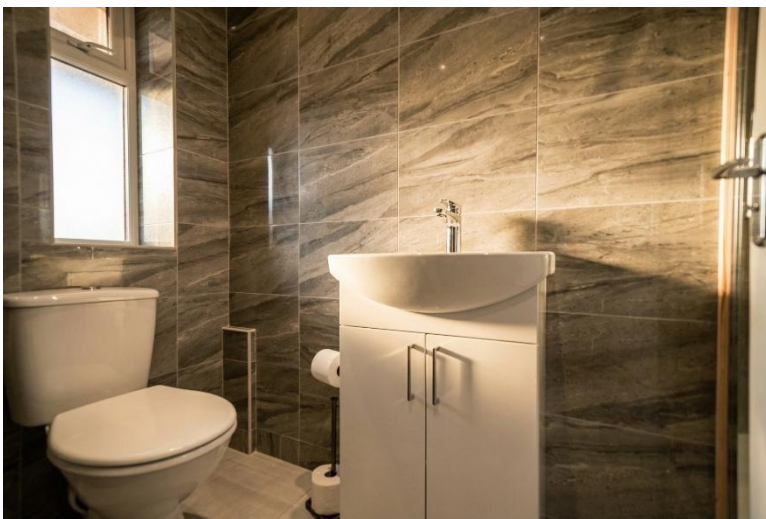
Highters Heath, Birmingham

- An Extended & Beautifully Presented Semi-Detached Family Home
- Four Bedrooms
- Re-Fitted Bathroom & Shower Room
- Extended Open Plan Lounge Kitchen Diner

Offers Over £440,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

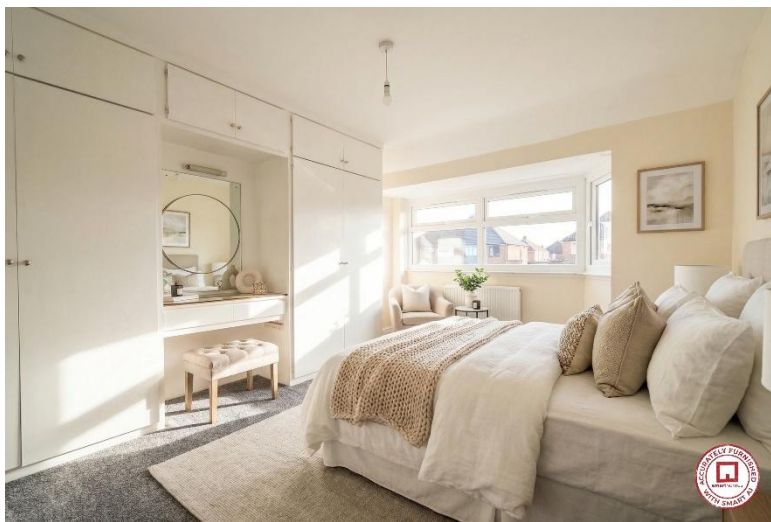
An extended and beautifully presented semi-detached family home offering four bedrooms, reception room, extended open plan lounge kitchen diner, utility room, downstairs shower room, modern Jack & Jill family bathroom, rear garden and off-road parking

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 – C

Agents Note – Digital Furnishing

This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.



Rooms & Measurements

Entrance Hall

Reception Room One to Front - 3.66m x 4.32m (12'0" x 14'2" (into bay)

Extended Open Plan Lounge Kitchen Diner to Rear - 5.61m x 6.68m (18'5" x 21'11")

Utility Room/Garage - 2.11m x 4.75m (6'11" x 15'7")

Downstairs Shower Room - 1.04m x 2.57m (3'5" x 8'5" (to window)

Bedroom One to Front - 4.57m x 3.4m (15'0" (into bay) x 11'2")

Bedroom Two to Rear - 3.81m x 3.02m (12'6" x 9'11")

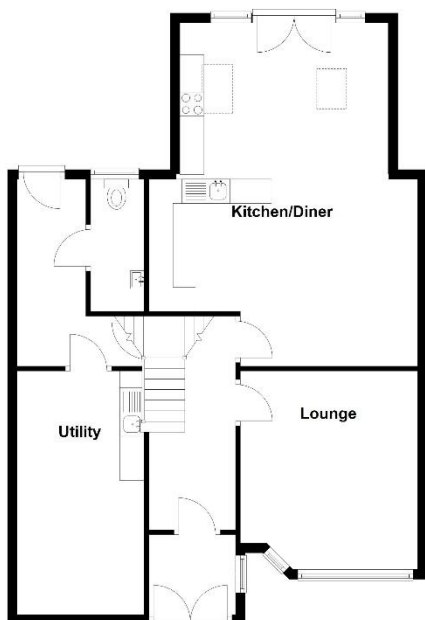
Bedroom Three to Front - 4.42m x 2.24m (14'6" (max) x 7'4")

Bedroom Four to Rear - 4.47m x 2.69m (14'8" x 8'10")

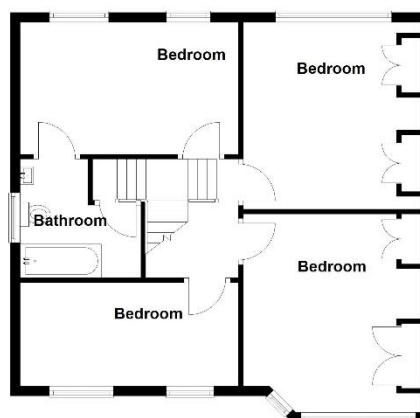
Jack & Jill Family Bathroom to Side - 2.44m x 2.08m (8'0" x 6'10")



Ground Floor
Approx. 84.7 sq. metres (911.6 sq. feet)



First Floor
Approx. 64.0 sq. metres (689.2 sq. feet)



Total area: approx. 148.7 sq. metres (1600.8 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.