



smarthomes

## Kedleston Road

Hall Green, Birmingham

- A Well Presented & Extended Five Bedroom Semi Detached Property
- Extended L Shaped Family/Breakfast Kitchen
- Three First Floor Bedrooms & Bathroom
- Two Second Floor Bedrooms & Bathroom
- Utility & Guest WC
- Reception Room
- Superb Rear Garden With Outbuilding

**£490,000**

Current EPC Rating 71 (C)  
Current Council Tax Band C





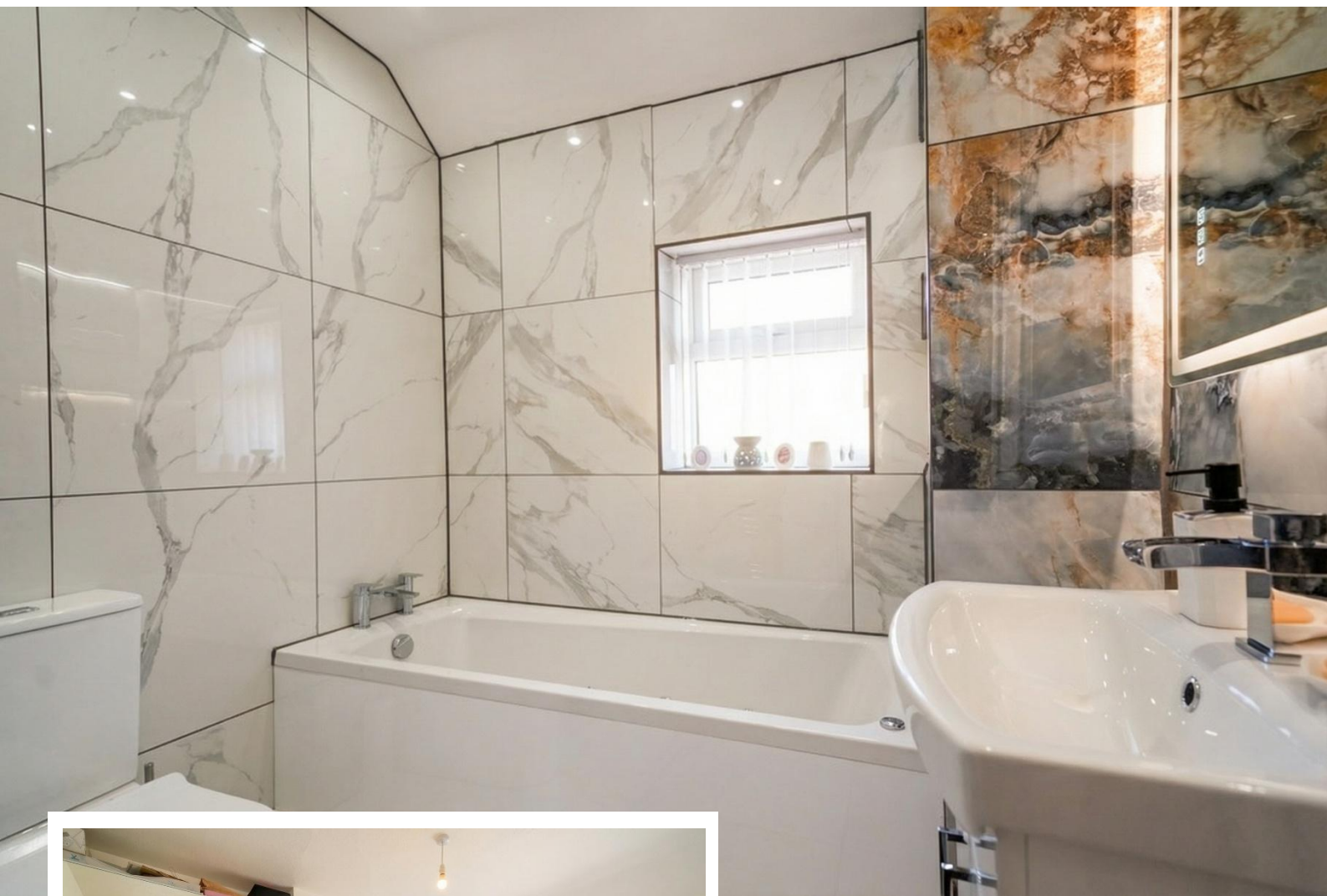
## Property Description

A well presented and extended five bedroom semi-detached property situated over two floors and briefly affording three first floor bedrooms and bathroom, two second floor bedrooms and bathroom, reception room, L shaped extended family/breakfast kitchen, utility room, guest WC, pleasant rear garden with superb outbuilding and ample 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



## Rooms & Measurements

Guest WC

Lounge to Front - 3.84m x 3.45m (12'7" (into bay) x 11'4")

Extended L Shaped Family Breakfast Kitchen

Family Area - 4.47m x 3.25m (14'7" x 10'8")

Breakfast Kitchen - 4.9m x 2.62m (16'1" x 8'7")

Utility Room to Side - 2.13m x 1.8m (7'0" x 5'11" (max)

Bedroom One to Front - 3.28m x 3.25m (10'9" x 10'8")

Bedroom Two to Rear - 3.25m x 3.96m (10'8" x 13'0")

Bedroom Three to Rear - 2.72m x 2.13m (8'11" x 7'0")

Family Bathroom to Front - 2.06m x 1.75m (6'9" x 5'9")

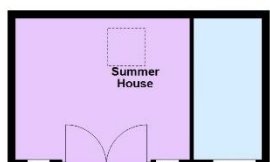
Bedroom Four to Front - 2.31m x 4.42m (7'7" x 14'6" (max)

Bedroom Five to Rear - 3.33m x 2.87m (10'11" x 9'5")

Second Floor Bathroom to Rear - 1.83m x 2.79m (6'0" x 9'2" (max)

Workshop/Gym - 4.78m x 3.73m (15'8" x 12'3")

Further Storage Area - 3.86m x 1.83m (12'8" x 6'0")



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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 and 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.