



smarthomes

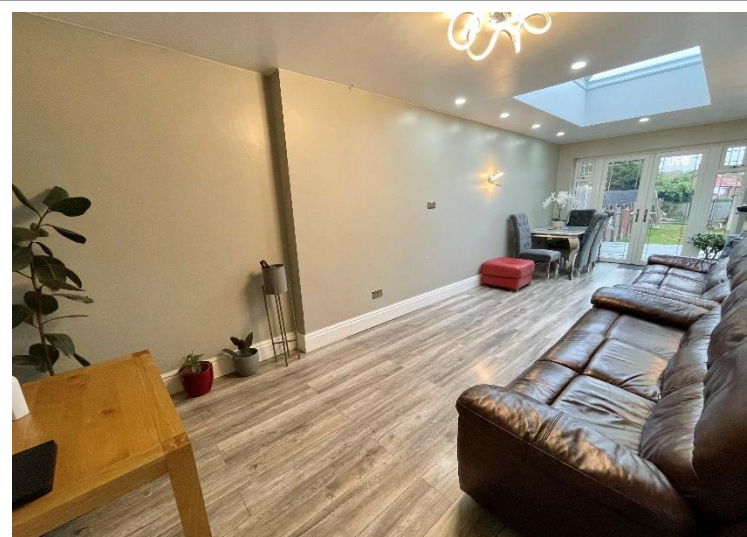
Sandgate Road

Hall Green, Birmingham

- A Substantially Extended Four Bedroom Family Home
- Extended & Re-Fitted Kitchen, Family Bathroom & Shower Room
- Extensive Southerly Facing Rear Garden
- Two Spacious Reception Rooms

£350,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A substantially extended semi-detached family home situated in a most convenient location and offering accommodation comprising two spacious reception rooms, extended re-fitted kitchen, ground floor family bathroom, four bedrooms across two floors, first floor W.C, second floor shower room, Southerly facing rear garden, rear garage and driveway parking



Rooms & Measurements

Spacious Sitting Room to Front 5.11m x 2.92m (16'9" x 9'7")

Extended Lounge/Diner to Rear 7.67m x 2.79m (25'2" x 9'2")

Extended & Re-Fitted Kitchen to Rear 5.51m x 2.36m (18'1" x 7'9")

Ground Floor Family Bathroom 2.46m min x 1.4m (8'1" min x 4'7")

Bedroom Two to Front 3.48m x 2.87m (11'5" x 9'5")

Bedroom Three to Rear 3.58m x 2.44m (11'9" x 8'0")

Bedroom Four to Rear 2.13m x 1.73m (7'0" x 5'8")

W.C to Front 1.68m x 1.04m (5'6" x 3'5")

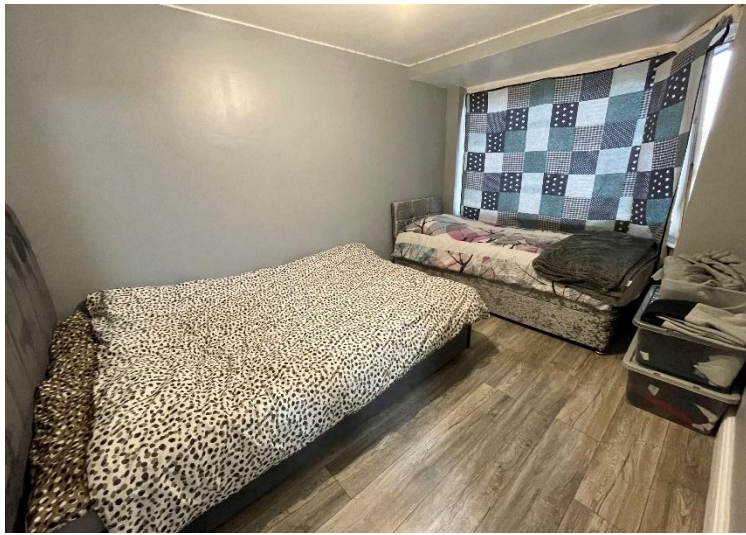
Dual Aspect Master Bedroom 4.72m x 2.92m min (15'6" x 9'7" min)

Shower Room 1.65m x 1.63m (5'5" x 5'4")

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.

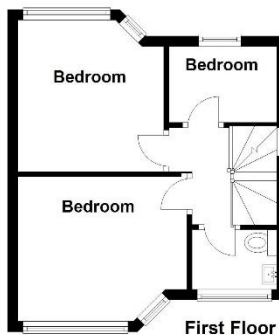
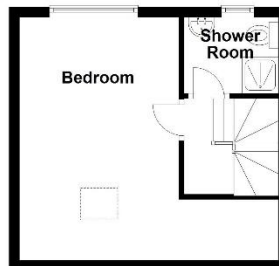
EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor



Second Floor



Total area: approx. 118.3 sq. metres (1273.5 sq. feet)

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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.