



smarthomes

Hilton Avenue

Hall Green, Birmingham

- A Beautifully Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Lounge
- Extended Dining Room
- Extended Breakfast Kitchen
- Four Piece Family Bathroom
- Double Garage To Rear

Offers Over £350,000

Current EPC Rating 67 (D)
Current Council Tax Band C





Property Description

A beautifully presented and extended three bedroom semi-detached property briefly affording lounge, extended dining room, extended kitchen, four piece family bathroom, rear garden, double garage to rear, off-road parking, UPVC double glazing and gas central heating

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

Entrance Hall

Lounge to Front - 4.7m (into bay) x 3.5m (15'5" x 11'5")

Extended Dining Room to Rear - 6m x 3.1m (19'8" x 10'2")

Extended Breakfast Kitchen to Rear - 6.1m x 2.9m (20'0" x 9'6")

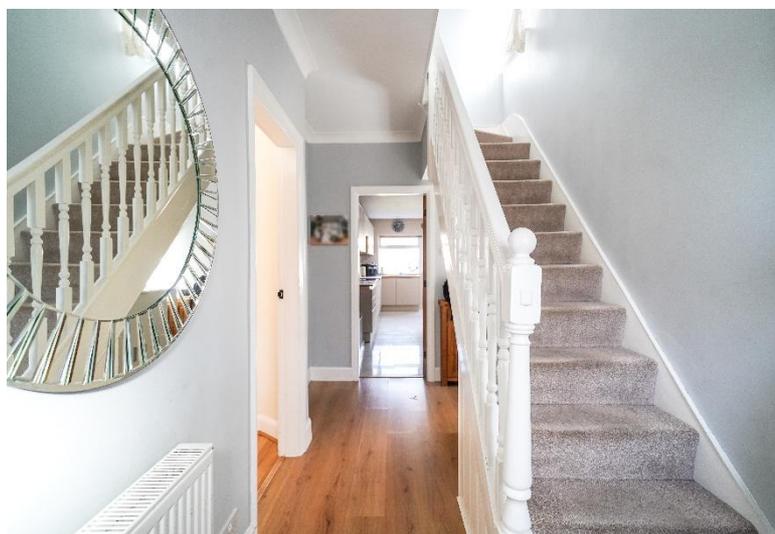
Bedroom One to Front - 4.8m (into bay) x 3.2m (15'8" x 10'5")

Bedroom Two to Rear - 3.6m x 3.1m (11'9" x 10'2")

Bedroom Three to Front - 2.8m x 2m (9'2" x 6'6")

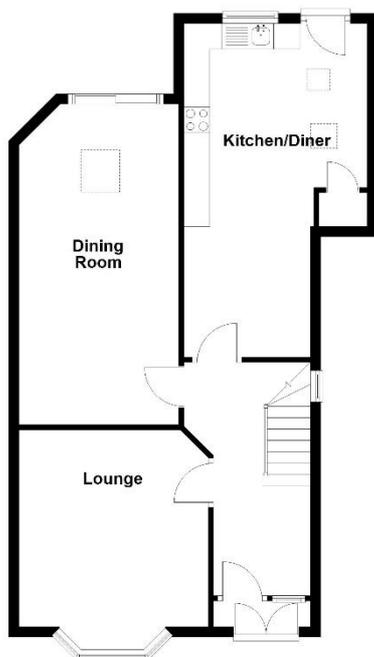
Four Piece Family Bathroom to Rear - 2.4m x 2m (7'10" x 6'6")

Double Garage to Rear - 5.8m x 4.3m (19'0" x 14'1")



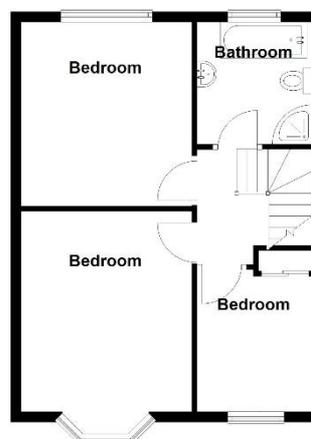
Ground Floor

Approx. 65.5 sq. metres (705.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 108.5 sq. metres (1168.0 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
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.