



smarthomes

## The Holdens

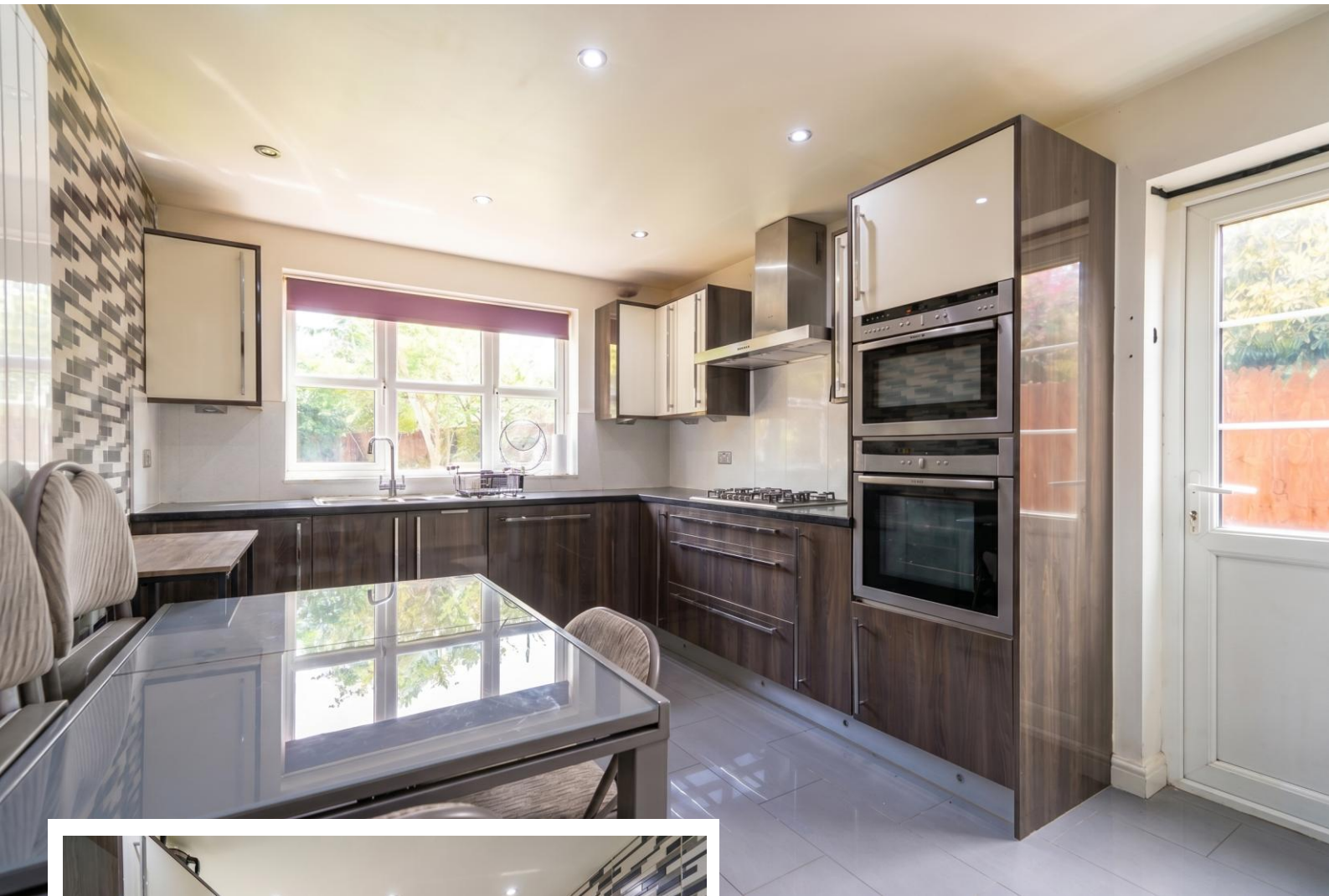
Hall Green, Birmingham

- A Lovely Four Bedroom Detached Family Home
- Modern Fitted Kitchen & Two Reception Rooms
- Modern En-Suite Shower Room & Modern Family Bathroom
- Pleasant Rear Garden, Garage & Driveway Parking

**Offers Over £500,000**

Current EPC Rating - D  
Current Council Tax Band - F



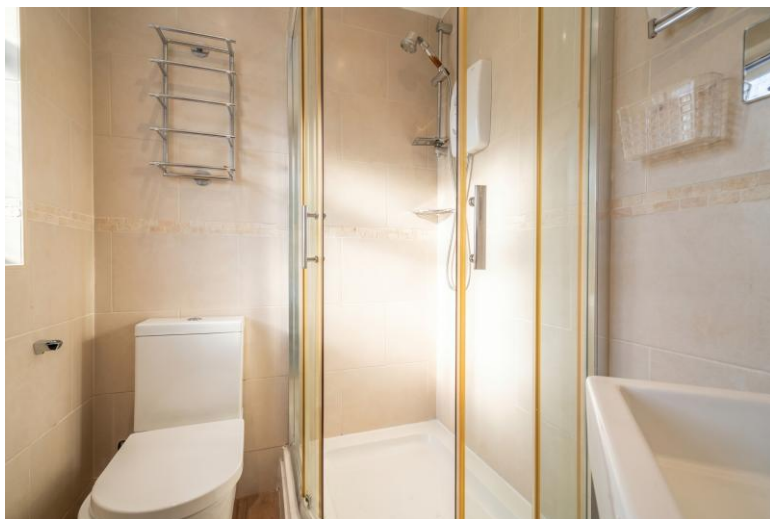
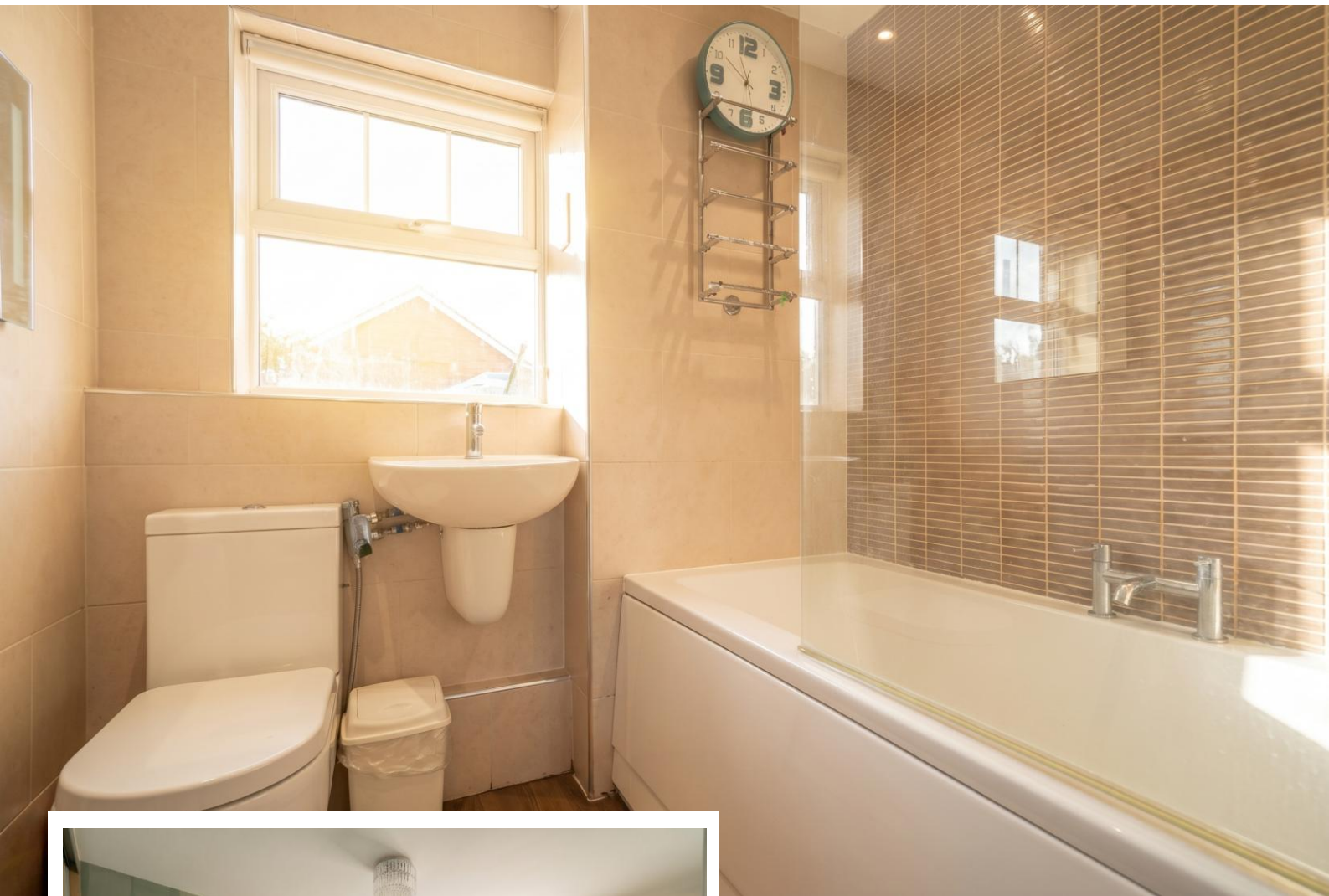


## Property Description

A very well presented detached family home situated in a most convenient location and offering accommodation comprising a spacious lounge, dining room, modern breakfast kitchen, guest W.C, four bedrooms, modern en-suite shower room, modern family bathroom, pleasant rear garden, garage and driveway 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 vendor. Current council tax band – F



## Rooms & Measurements

Dining Room to Front 3.7m x 2.9m (12'1" x 9'6")

Spacious Lounge to Rear 4.5m x 3.6m (14'9" x 11'9")

Modern Breakfast Kitchen to Rear 4.5m x 3.1m (14'9" x 10'2")

Guest W.C

Bedroom One to Front 3.9m x 3.7m (12'9" x 12'1")

Modern En-Suite Shower Room

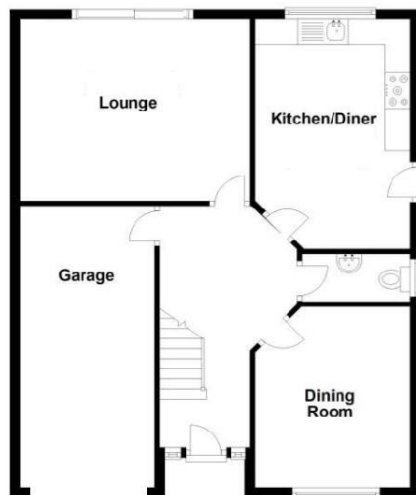
Bedroom Two to Rear 4.1m x 2.7m (13'5" x 8'10")

Bedroom Three to Rear 3.5m x 2.7m (11'5" x 8'10")

Bedroom Four to Front 2.7m x 2.3m (8'10" x 7'6")

Modern Family Bathroom to Side 2m x 1.9m (6'6" x 6'2")

Garage 5.3m x 2.5m (17'4" x 8'2")



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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.