



smarthomes

## Larchmere Drive

Hall Green, Birmingham

- A Semi-Detached Family Home
- Three Bedrooms
- Spacious Extended Lounge/Diner
- Modern Fitted Kitchen & Modern Family Shower Room

**£300,000**

Current EPC Rating - D  
Current Council Tax Band - C



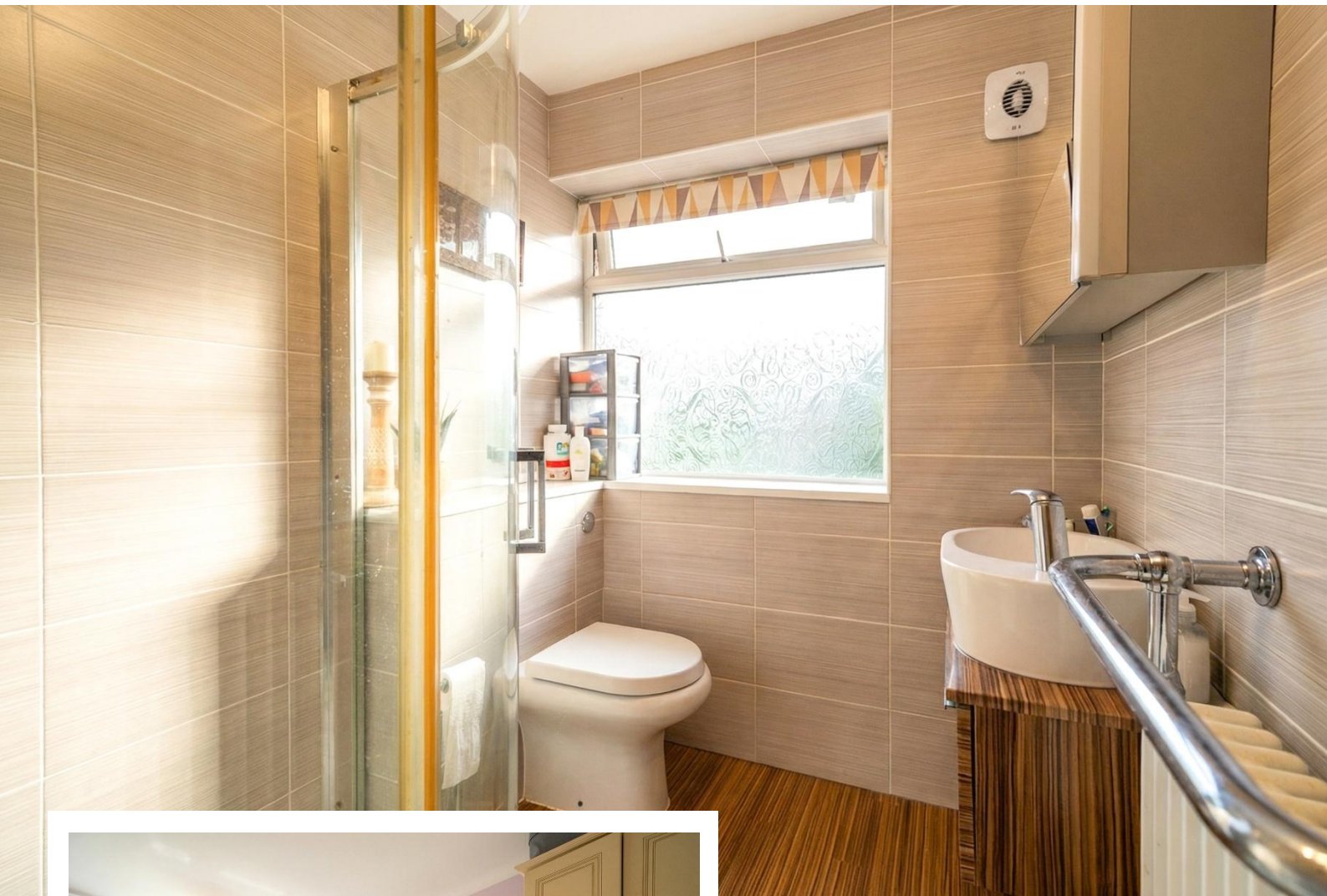


## Property Description

A well presented and extended end terrace family home situated in a most convenient cul-de-sac location. Offering accommodation comprising a spacious extended lounge/diner, fitted kitchen, guest W.C, three bedrooms, family shower room, Westerly facing rear garden and ample rear parking and rear garage

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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

Extended Lounge/Diner to Rear 7.01m max x 4.72m (23'0" max x 15'6")

Fitted Kitchen to Front 3.94m x 2.84m (12'11" x 9'4")

Bedroom One to Front 4.17m x 2.9m (13'8" x 9'6")

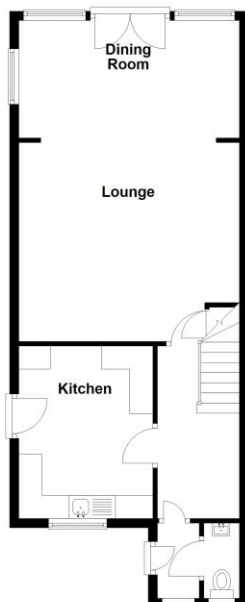
Bedroom Two to Rear 3.58m x 2.79m (11'9" x 9'2")

Bedroom Three to Rear 2.69m x 1.88m (8'10" x 6'2")

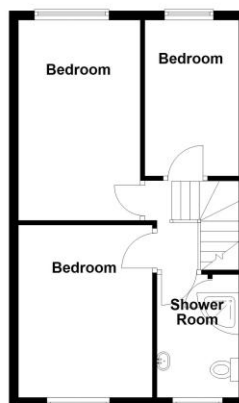
Family Shower Room to Front 2.74m max x 1.7m (9'0" max x 5'7")



**Ground Floor**  
Approx. 54.6 sq. metres (588.2 sq. feet)



**First Floor**  
Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 93.7 sq. metres (1008.8 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.