

FREEHOLD



House - Semi-Detached - Council Tax Band D - EPC Rating: D

**56 GREEN ROAD, HALL GREEN,  
BIRMINGHAM, B28 8DD**  
Guide Price

**£340,000**



# 56 Green Road, Hall Green, Birmingham, B28 8DD

This spacious semi-detached, extended house comprises an entrance porch, hallway, through reception and dining room, kitchen and utility. Upstairs comprises 3 good-sized bedrooms, family bathroom and loft access. There is a garage, paved driveway suitable for multiple cars and a garden which wraps around the rear and side of the house. The property is well-situated in a desirable residential area and within walking distance to several green spaces such as Moseley Bog, Swanshurt Park and Sarehole Park. Close to several local amenities, within catchment area of many good schools and easy access to many transport links.

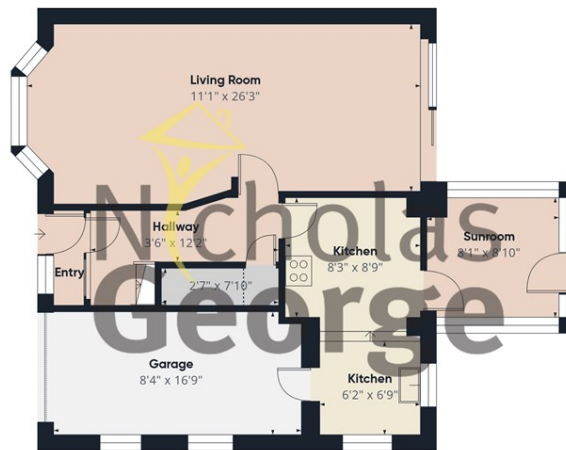
Benefit of no upward chain.

## Situation

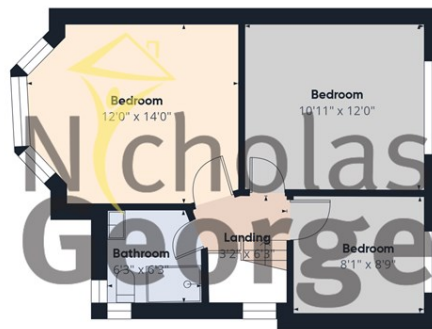
### TENURE:

We understand the property is FREEHOLD, though interested parties should obtain verification from their own solicitor.





Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1164 ft<sup>2</sup>  
Reduced headroom  
13 ft<sup>2</sup>

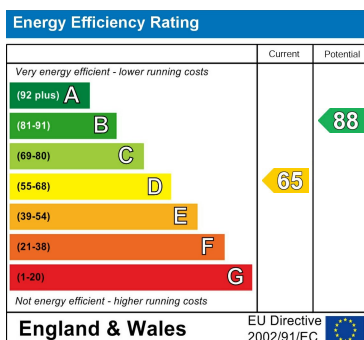
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Performance Graph



## Tenure:

We understand the property is Freehold with XXX years remaining but interested parties should obtain verification from their own solicitor.

## Fees:

We have been informed that annual service charge is £XXX and annual ground rent is £XXX.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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.

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