



**Lulworth Road**

Hall Green, Birmingham

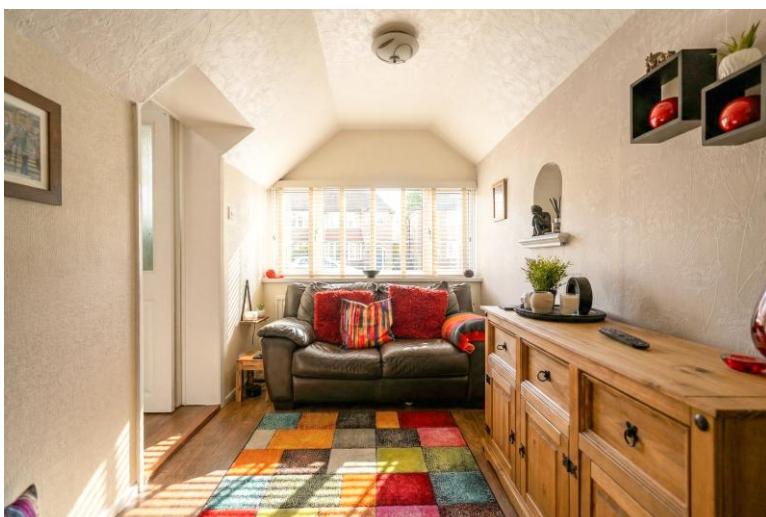
- A Beautifully Presented Three Bedroom Family Home
- Extended & Re-Fitted Kitchen/Diner & Family Bathroom
- Southerly Facing Rear Garden
- Side Store & Ample Driveway Parking

**£400,000**

Current EPC Rating - C

Current Council Tax Band - C





## Property Description

A very well presented and extended semi-detached family home situated in a most popular location. Offering accommodation comprising a spacious though lounge/diner, sitting room, modern extended breakfast kitchen, utility room, guest W.C, store room, three bedrooms, re-fitted family bathroom, separate W.C, Southerly facing rear garden and driveway parking



## Rooms & Measurements

Spacious Through Lounge/Diner 8.9m x 3.5m (29'2" x 11'5")

Sitting Room to Front 4.5m x 2m (14'9" x 6'6")

Modern Extended Breakfast Kitchen to Rear 5.8m x 3.7m (19'0" x 12'1")

Utility Room 4.3m x 3.1m max (14'1" x 10'2" max)

Store Room 2.5m x 2.4m (8'2" x 7'10")

Bedroom One to Rear 4.4m x 2.9m (14'5" x 9'6")

Bedroom Two to Front 4.3m x 3.5m (14'1" x 11'5")

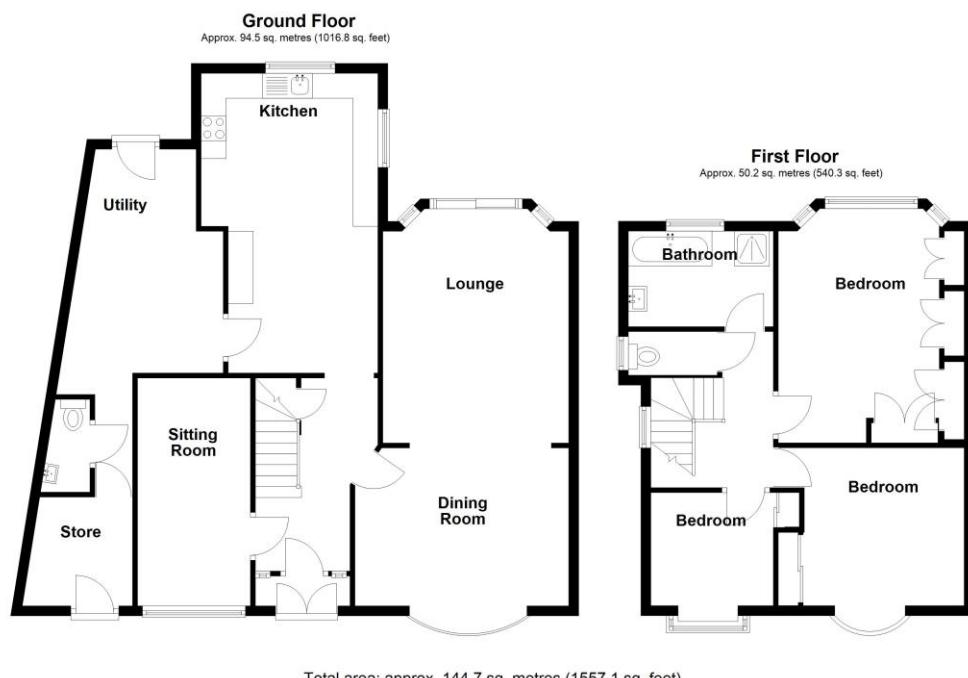
Bedroom Three to Front 3m x 2m (9'10" x 6'6")

Re-Fitted Family Bathroom to Rear 2.4m x 1.7m (7'10" x 5'6")

### 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





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