



smarthomes

Stratford Road

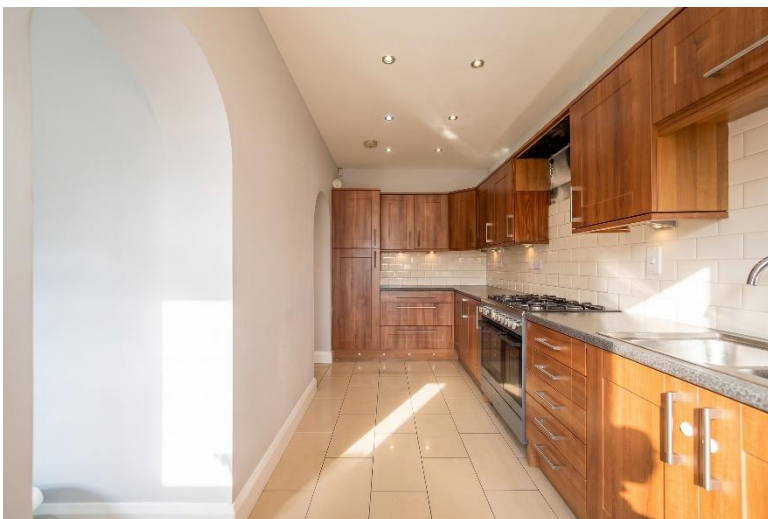
Hall Green, Birmingham

- A Very Well Presented Four Double Bedroom Semi Detached
- Three Reception Rooms
- Extended Kitchen
- Extended & Beautifully Re-Fitted Four Piece Family Bathroom

Offers Over £500,000

Current EPC Rating 73 (C)
Current Council Tax Band C





Property Description

A very well presented four double bedroom semi detached family home benefiting from a full width extension and briefly affording three reception rooms, extended kitchen and additional breakfast room, guest WC, second spice kitchen/utility, beautifully re-fitted four piece family bathroom, landscaped rear garden, outbuilding offering superb potential for home office/annex and ample off-road 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 Nigel Hodges
Current council tax band – C



Rooms & Measurements

Entrance Hallway

Reception Room One to Front - 5.49m x 2.72m (18'0" x 8'11")

Reception Room Two to Rear - 6.05m x 2.51m (19'10" x 8'3" (min widening to 11'3"

Converted Garage - 2.13m x 4.93m (7'0" x 16'2")

Extended Breakfast Kitchen to Rear - 2.08m x 5.16m (6'10" x 16'11")

Spice Kitchen/Utility - 3.12m x 1.96m (10'3" x 6'5")

Guest WC

Master Bedroom to Front - 5.44m x 3.33m (17'10" x 10'11" (into wardrobe)

Bedroom Two to Rear - 3.63m x 3.33m (11'11" x 10'11")

Bedroom Three to Rear - 2.54m x 2.87m (8'4" x 9'5")

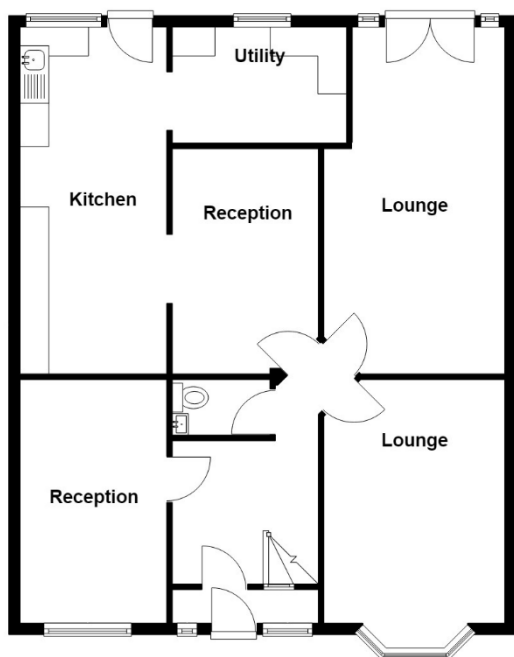
Bedroom Four to Rear - 2.11m x 3.78m (6'11" x 12'5")

Re-Fitted Four Piece Bathroom to Front - 2.97m x 3.78m (9'9" x 12'5")

Brick Built Outbuilding - 2.51m x 4.39m (8'3" x 14'5")

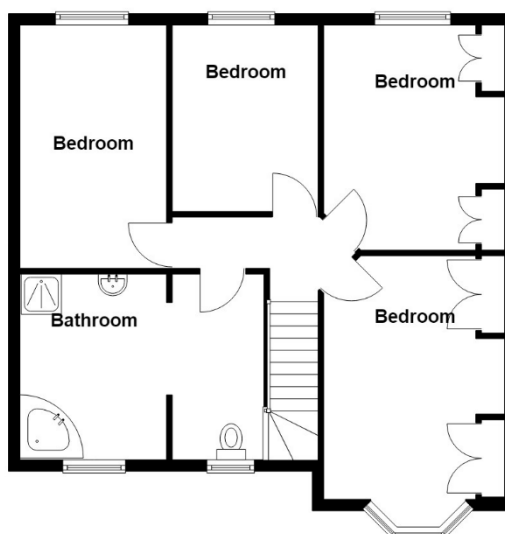


Ground Floor
Approx. 87.4 sq. metres (940.3 sq. feet)



Total area: approx. 153.2 sq. metres (1649.5 sq. feet)

First Floor
Approx. 65.9 sq. metres (709.2 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.