

smarthomes

Hilton Avenue

Hall Green, Birmingham

- A Well Presented Three Bedroom Semi Detached Family Home
- Situated Within Chilcote Primary School Catchment Area
- Two Reception Rooms
- Fitted Kitchen & Conservatory

Offers Over £315,000

Current EPC Rating 64 (D)

Current Council Tax Band C











Property Description

A well-presented three-bedroom semi-detached home in a popular Hall Green location, currently situated within the Chilcote Primary School catchment area and a short walk from the school. The property offers a lounge, fitted kitchen, dining room, conservatory, family bathroom, private rear garden with detached home office, off-road parking, UPVC double glazing and gas central heating.

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 – C







Rooms & Measurements

Entrance Hall

Lounge to Front - 4.7m (into bay) x 3.4m (15'5" x 11'1")

Dining Room - 3.6m x 3.1m (11'9" x 10'2")

Kitchen to Rear - 2.4m x 2.1m (7'10" x 6'10")

Conservatory to Rear - 3m x 3m (9'10" x 9'10")

Bedroom One to Front - 4.9m (into bay) x 3.1m (16'0" x 10'2")

Bedroom Two to Rear - 3.6m x 3.1m (11'9" x 10'2")

Bedroom Three to Front - 2.6m x 2.1m (8'6" x 6'10")

Family Bathroom to Rear - 2.4m x 2.1m (7'10" x 6'10")

Versatile Detached Brick Built Home Office - 5.1m x 4.3m (16'8" x 14'1")











316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 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.