



smarthomes

## Stratford Road Hall Green, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Extended & Re-Fitted Kitchen & Conservatory
- South/Westerly Facing Rear Garden
- Through Lounge/Diner

**£340,000**

Current EPC Rating - D  
Current Council Tax Band - C







## Property Description

A well presented semi-detached family home offering three bedrooms, extended & re-fitted kitchen, through lounge/diner, conservatory, re-fitted family bathroom, garage store, South/Westerly facing rear garden and off road parking





## Rooms & Measurements

Lounge Diner to Front 8.13m x 3.89m (26'8" (into bay) x 12'9")

Conservatory 2.97m x 2.44m (9'9" x 8'0")

Extended & Re-Fitted Kitchen 3.18m x 5.08m (10'5" (max) x 16'8" (max))

Bedroom One to Front 4.27m x 3.28m (14'0" x 10'9")

Bedroom Two to Rear 3.4m x 3.99m (11'2" x 13'1")

Bedroom Three to Front 2.21m x 2.06m (7'3" x 6'9")

Re-Fitted Family Bathroom to Rear 3.05m x 1.73m (10'0" x 5'8")

Garage Store 1.83m x 1.52m (6'0" x 5'0")

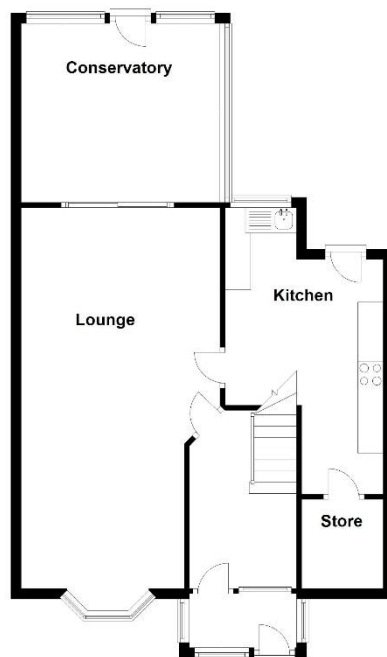
### Tenure

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

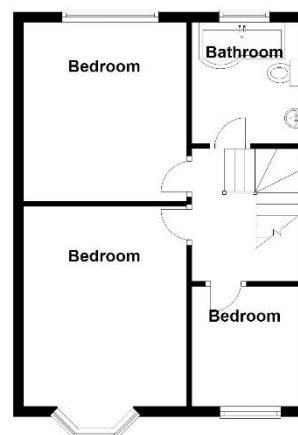




**Ground Floor**



**First Floor**



Total area: approx. 108.2 sq. metres (1164.4 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 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.