



**Littleover Avenue**

Hall Green, Birmingham

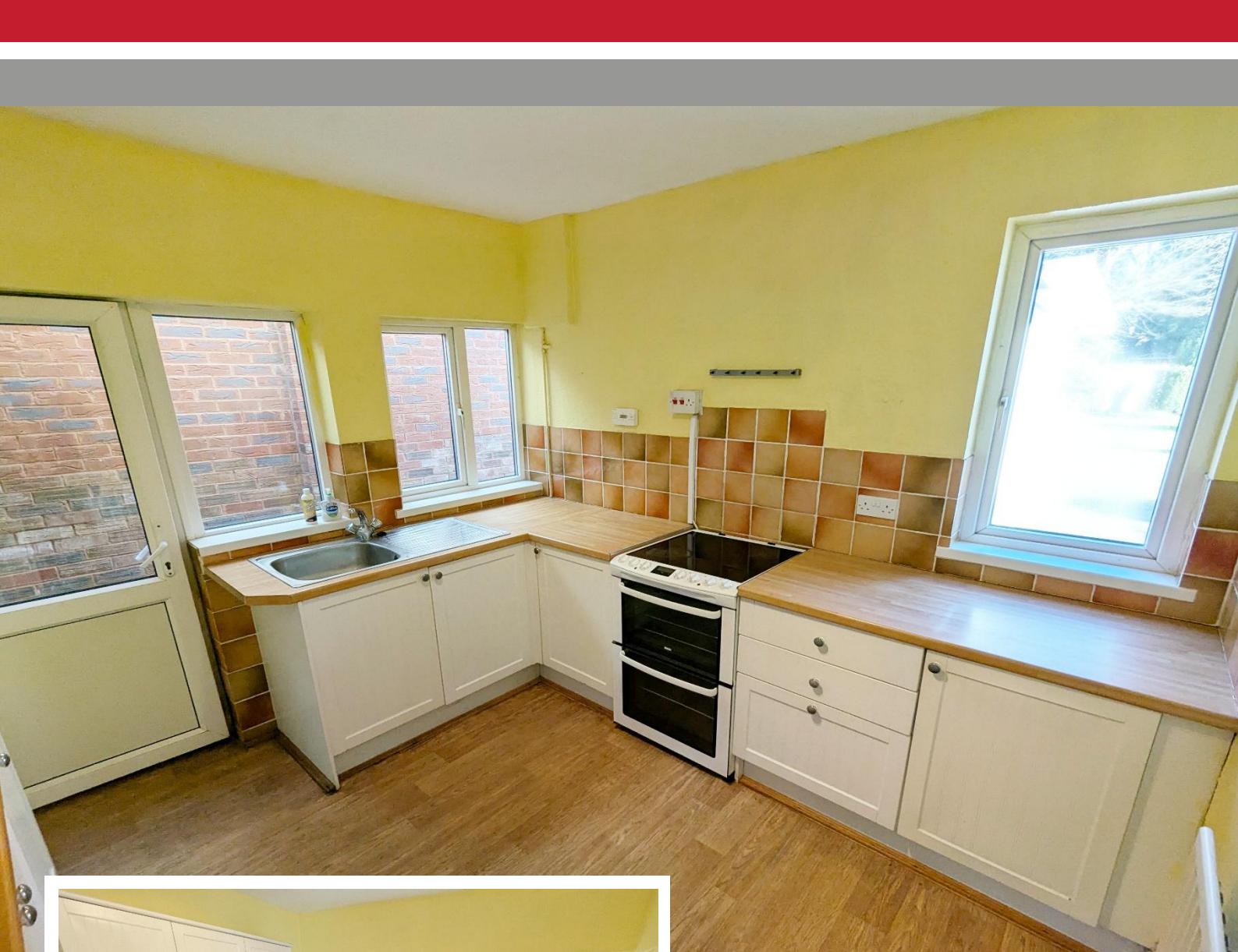
- A Well Maintained Three Bedroom Family Home
- Fitted Kitchen & Two Reception Rooms
- Southerly Facing Rear Garden
- Side Garage & No Upward Chain

**Offers Over £350,000**

Current EPC Rating - D

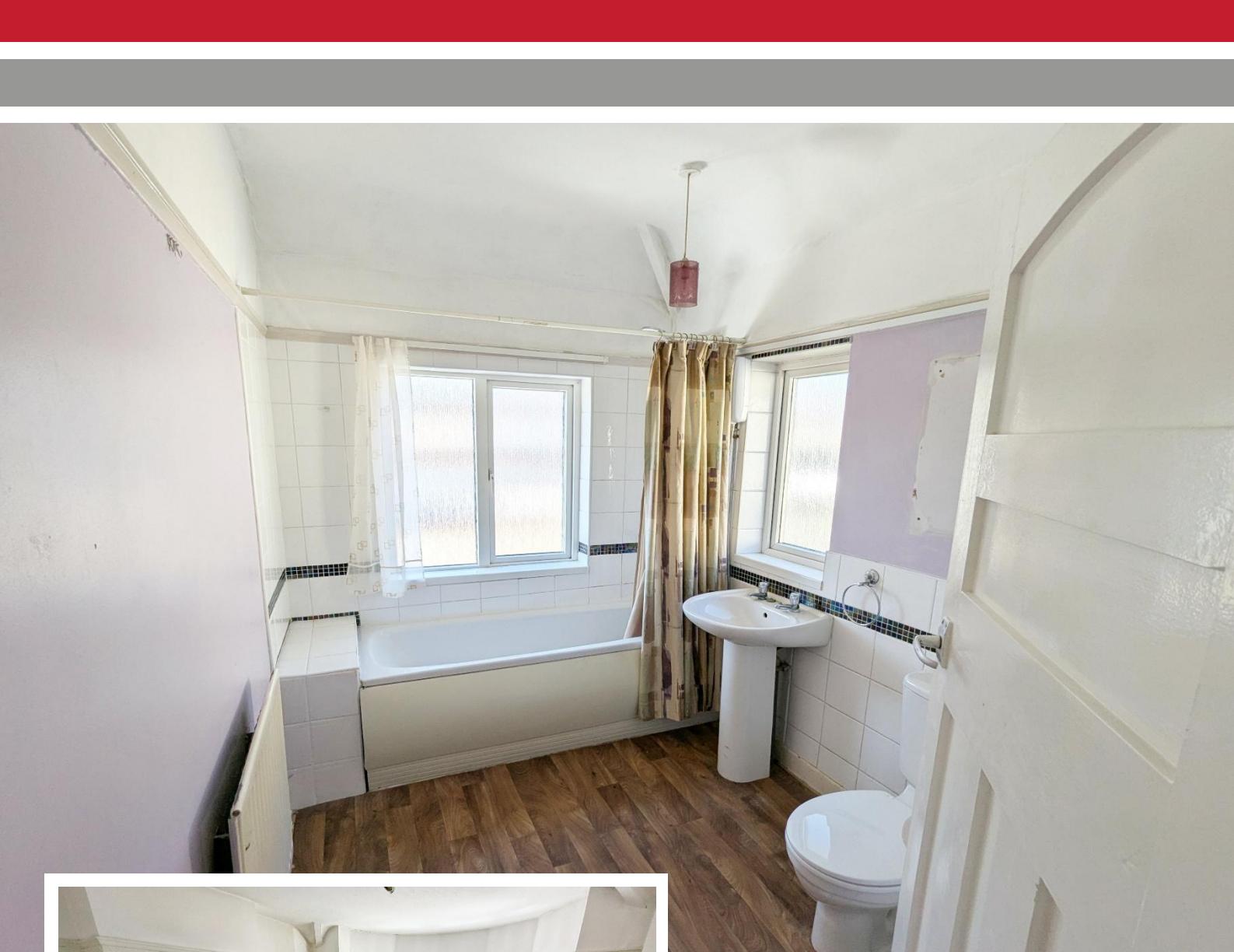
Current Council Tax Band - D





## Property Description

A well maintained semi-detached family home situated in a most conveniently situated cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, fitted kitchen, three good size bedrooms, family bathroom, Southerly facing rear garden, side garage and driveway parking



## Rooms & Measurements

Lounge to Front 4.7m x 3.51m (15'5" x 11'6")

Dining Room to Rear 5.38m x 3.48m (17'8" x 11'5")

Fitted Kitchen to Rear 3.02m x 2.74m (9'11" x 9'0")

Covered Side Passage/Utility 6.96m max x 3.4m max (22'10" max x 11'2" max)

Bedroom One to Front 4.88m x 3.53m (16'0" x 11'7")

Bedroom Two to Rear 4.11m x 3.53m (13'6" x 11'7")

Bedroom Three to Rear 2.97m x 2.74m (9'9" x 9'0")

Family Bathroom 3m x 1.98m (9'10" x 6'6")

Side Garage 5.03m x 2.29m (16'6" x 7'6")

### 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 – D



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