



Etwall Road

Hall Green, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Breakfast Kitchen & Modern Family Bathroom
- Two Reception Rooms & Conservatory
- Westerly Facing Rear Garden

£425,000

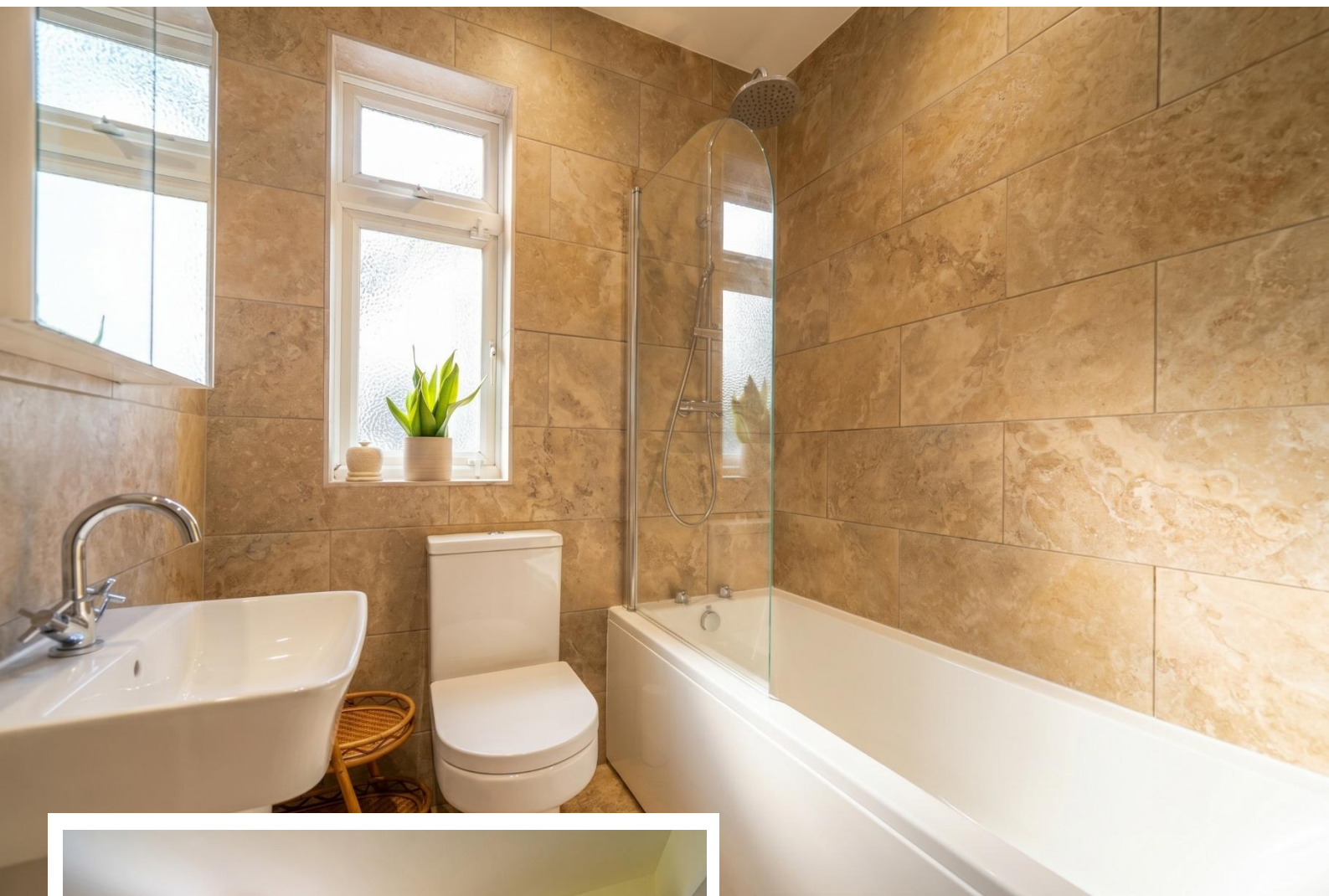
Current EPC Rating - D
Current Council Tax Band - C





Property Description

A beautifully presented and extended semi-detached family home situated in a most popular location offering accommodation comprising two reception rooms, extended & re-fitted breakfast kitchen, conservatory, guest W.C, three double bedrooms, modern family bathroom, extensive mature Westerly facing rear garden, garage store/utility area and driveway parking



Rooms & Measurements

Reception Room One to Front 3.7m x 3.3m (12'1" x 10'9")

Reception Room Two to Rear 3.8m x 3.3m (12'5" x 10'9")

Conservatory 3.3m x 2.7m (10'9" x 8'10")

Extended & Re-Fitted Breakfast Kitchen to Rear 5.3m x 2.7m (17'4" x 8'10")

Utility/Garage Store

Bedroom One to Front 3.8m x 3.3m (12'5" x 10'9")

Bedroom Two to Rear 3.8m x 3.4m (12'5" x 11'1")

Bedroom Three to Rear 3.1m x 2.5m (10'2" x 8'2")

Modern Family Bathroom to Side 2.2m x 1.7m (7'2" x 5'6")

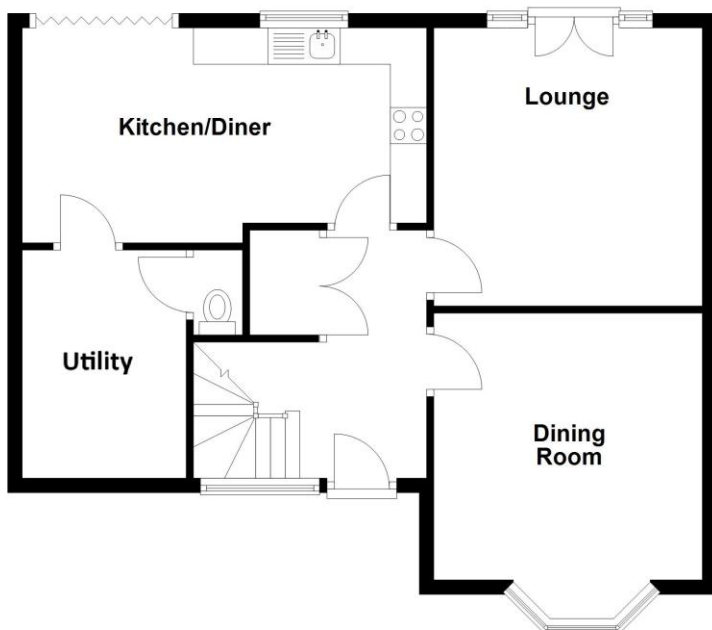
Tenure

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



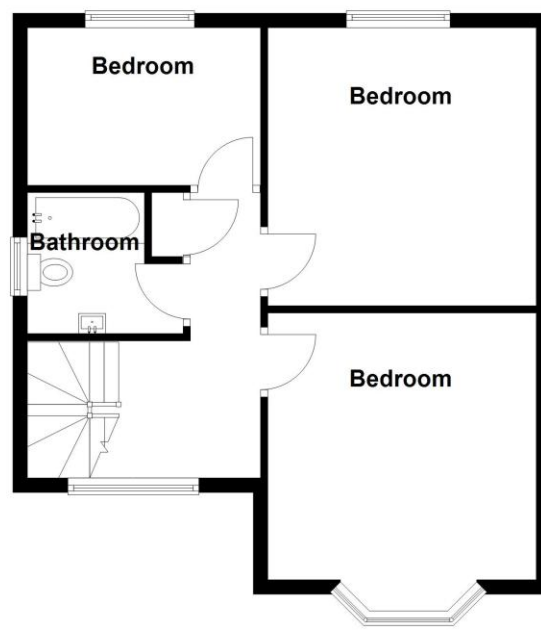
Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



Total area: approx. 112.9 sq. metres (1215.1 sq. feet)

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.