



Boyleston Road Hall Green, Birmingham

- A Beautifully Presented Three Bedroom Family Home
- Extended & Re-Fitted Kitchen & Guest W.C/Utility
- Pleasant Landscaped Rear Garden
- Side Garage & Driveway Parking

Offers Over £380,000

Current EPC Rating – 66 (D)
Current Council Tax Band – C





Property Description

A very well presented and extended traditional semi detached property situated in a convenient location with accommodation briefly affording three bedrooms, lounge, extended stunning open plan breakfast kitchen/lounge/diner, utility and guest W.C, covered side passage, modern re-fitted family bathroom, landscaped rear garden, garage store and off-road parking



Rooms & Measurements

Reception Room One to Front 4.37m x 3.18m (14'4" (into bay) x 10'5")

Open Plan Breakfast Kitchen / Lounge Diner 6.2m x 6.55m (20'4" x 21'6")

Covered Passageway 1.47m x 4.19m (4'10" x 13'9")

Utility Room & WC 2.59m x 1.22m (8'6" x 4'0")

Bedroom One to Front 4.55m x 3.25m (14'11" x 10'8")

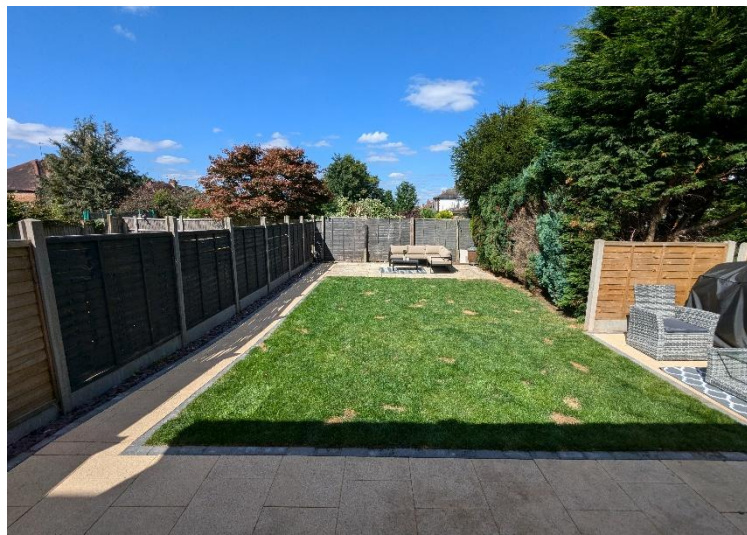
Bedroom Two to Rear 3.66m x 3.66m (12'0" x 12'0")

Bedroom Three to Front 1.83m x 2.13m (6'0" x 7'0")

Family Bathroom to Rear 2.67m x 2.49m (8'9" x 8'2")

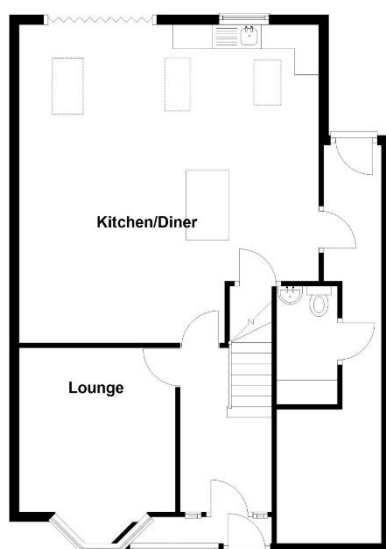
Tenure

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

Approx. 75.2 sq. metres (809.2 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 114.6 sq. metres (1233.1 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.