



Stonor Road

Hall Green, Birmingham

- An Extremely Well Presented Three/Four Bedroom Semi-Detached Property
- Two First Floor Double Bedrooms & Single Bedroom/Dressing Room
- Loft Conversion Providing Double Bedroom, En Suite & Walk-In Wardrobe
- Extended Breakfast Kitchen
- Utility Room & Guest WC
- First Floor Family Bathroom
- No Upward Chain

Offers Over £400,000

Current EPC Rating - D

Current Council Tax Band - C





Property Description

An extremely well presented and extended three/four bedroom semi-detached property offered for sale with no upward chain. Offering accommodation comprising lounge, extended breakfast kitchen, utility, guest W.C, three double bedrooms, single bedroom/dressing room, family bathroom, en-suite shower room, easily maintained private rear garden and off-road parking

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



Rooms & Measurements

Lounge to Front 4.6m (into bay) x 3.4m (15'1" x 11'1")

Extended Breakfast Kitchen 7.3m x 4.3m (23'11" x 14'1")

Utility Room

Bedroom Two to Front 4.6m (into bay) x 2.6m (15'1" x 8'6")

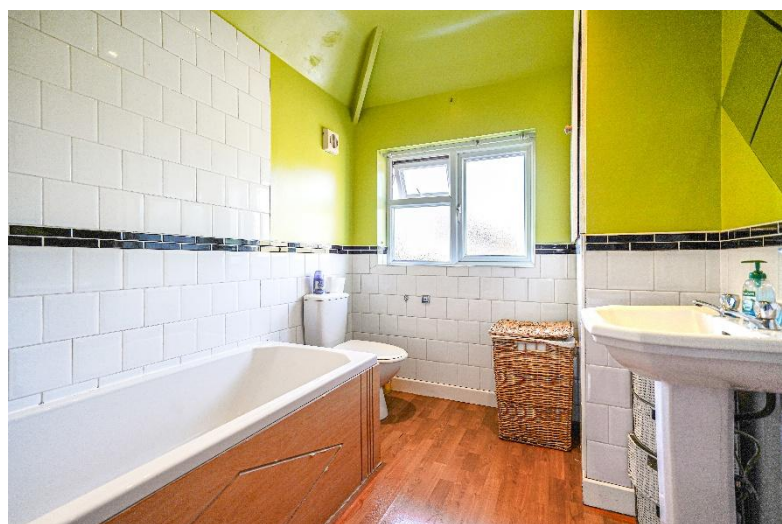
Bedroom Three to Rear 3.6m x 2.7m (to wardrobes) (11'9" x 8'10")

Bedroom Four/Dressing Room to Front 2m x 1.9m (6'6" x 6'2")

Family Bathroom to Rear 2.6m x 2m (8'6" x 6'6")

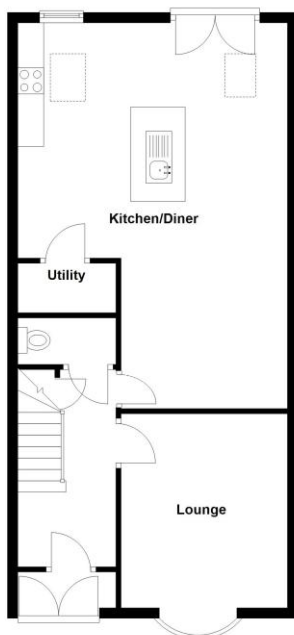
Second Floor Master Bedroom 5.5m x 2.7m (18'0" x 8'10")

En Suite Shower Room to Rear 2m x 1.7m (6'6" x 5'6")



Ground Floor

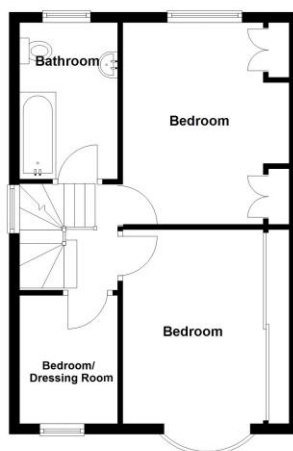
Approx. 59.0 sq. metres (634.9 sq. feet)



Total area: approx. 126.4 sq. metres (1360.4 sq. feet)

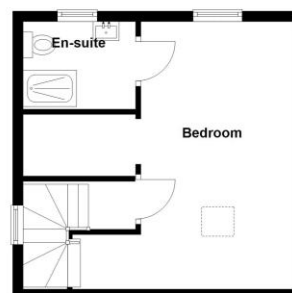
First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Second Floor

Approx. 26.9 sq. metres (289.3 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 and 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.