



Primrose Lane Hall Green, Birmingham

- A Four Good Size Bedroom Semi-Detached Property
- Spacious Lounge/Diner, Sitting Room & Family Bathroom
- Extended Breakfast Kitchen & Guest W.C
- Large West Facing Rear Garden

£475,000

Current EPC Rating - D
Current Council Tax Band - D



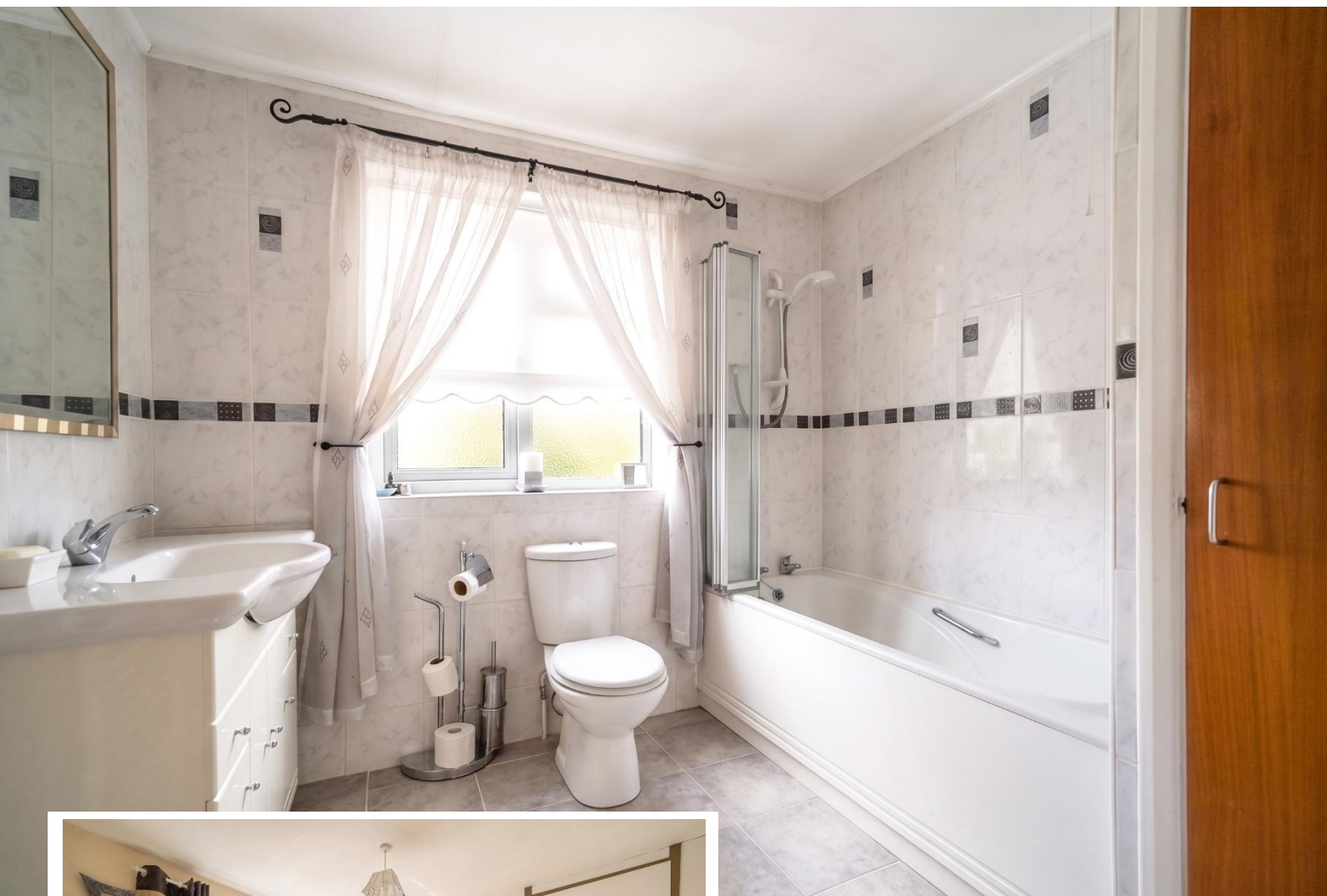


Property Description

A substantially extended semi-detached family home situated in a most convenient and popular location and benefiting from no upward chain. The property sits on an exceptional plot and offers accommodation comprising a spacious through lounge/diner, further sitting room, extended breakfast kitchen, guest W.C, four good size bedrooms, family bathroom, additional shower room, versatile useable loft space, large side garage, driveway parking and a large West facing rear garden

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



Rooms & Measurements

Spacious Through Lounge/Diner 8.33m x 3.38m (27'4" x 11'1")

Sun Room 8.25m x 2.29m (27'1" x 7'6")

Extended Breakfast Kitchen to Rear 5.44m x 2.34m (17'10" x 7'8")

Sitting Room to Front 4.34m x 3.15m (14'3" x 10'4")

Bedroom One to Rear 3.61m x 3.4m (11'10" x 11'2")

Bedroom Two to Front 3.66m x 3.51m (12'0" x 11'6")

Bedroom Three to Front 3.48m x 3.15m (11'5" x 10'4")

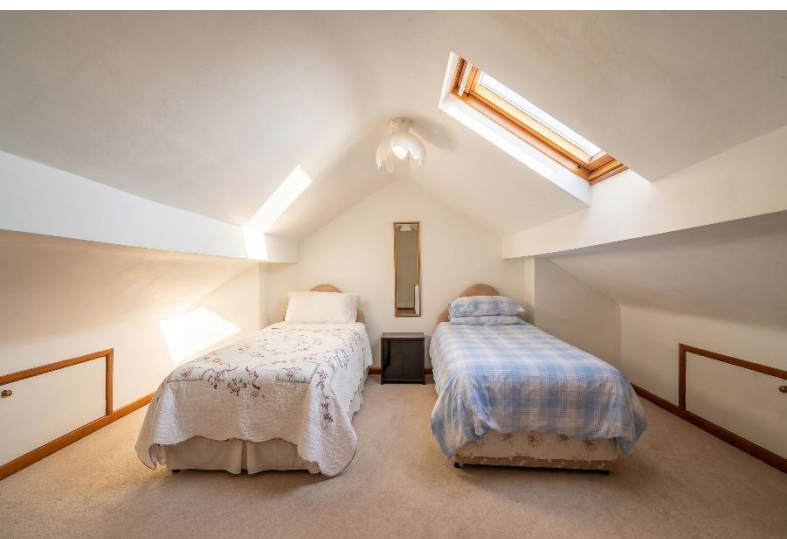
Bedroom Four to Rear 2.57m x 2.41m (8'5" x 7'11")

Additional Shower Room

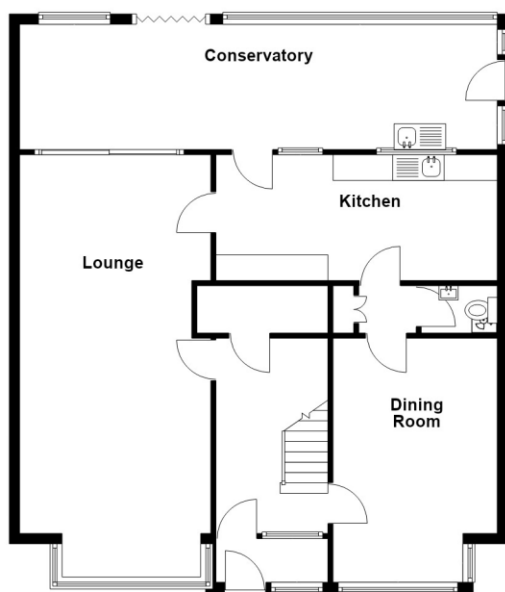
Family Bathroom

Versatile Useable Loft Space 5.61m max x 4.5m max (18'5" max x 14'9" max)

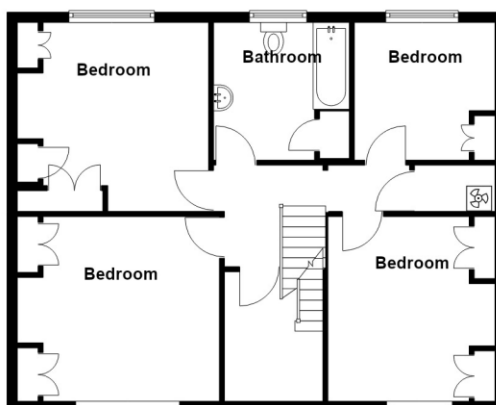
Large Side Garage 7.57m x 2.82m (24'10" x 9'3")



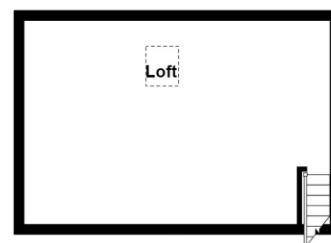
Ground Floor
Approx. 96.8 sq. metres (1042.3 sq. feet)



First Floor
Approx. 67.8 sq. metres (730.1 sq. feet)



Second Floor
Approx. 23.3 sq. metres (250.6 sq. feet)



Total area: approx. 187.9 sq. metres (2023.0 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.