



smarthomes

Stonerwood Avenue

Hall Green

- A Charming Detached Property
- Three Double Bedrooms
- Two Reception Rooms & Breakfast Kitchen
- Offering Superb Potential For Improvement & Extension (STPP)

Offers Over £400,000

Current EPC Rating 50 (E)
Current Council Tax Band E





Property Description

A charming detached property offering superb potential for improvement and extension (STPP) and benefiting from three double bedrooms, two reception rooms, breakfast kitchen, utility, gardeners WC, bathroom and separate WC, generous south-easterly facing rear garden, garage 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 – E



Rooms & Measurements

Entrance Hall

Reception Room One to Front - 4.8m (into bay) x 3.4m (15'8" x 11'1")

Reception Room Two to Rear - 4.7m (into half bay) x 3.5m (15'5" x 11'5")

Breakfast Kitchen to Rear - 4.7m x 3m (15'5" x 9'10")

Utility Room to Side - 2.4m x 1.4m (7'10" x 4'7")

Useful Storage Cupboard - 2.2m x 1.3m (7'2" x 4'3")

Bedroom One - 4.8m (into bay) x 3.4m (15'8" x 11'1")

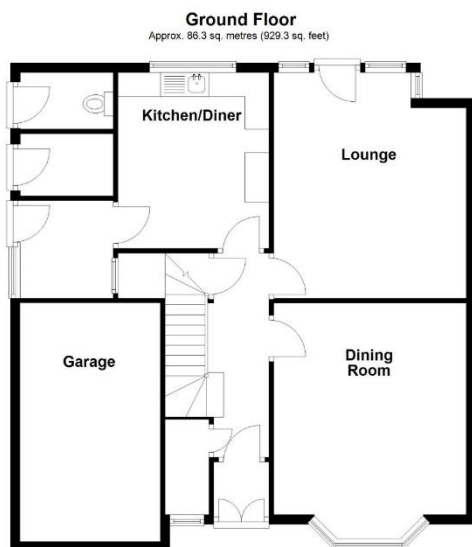
Bedroom Two to Rear - 4.5m x 3.4m (14'9" x 11'1")

Bedroom Three to Front - 3.4m x 2.3m (11'1" x 7'6")

Separate WC

Family Bathroom to Rear - 3m x 1.7m (9'10" x 5'6")

Garage - 4.5m x 2.3m (14'9" x 7'6")



Total area: approx. 157.6 sq. metres (1696.2 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.