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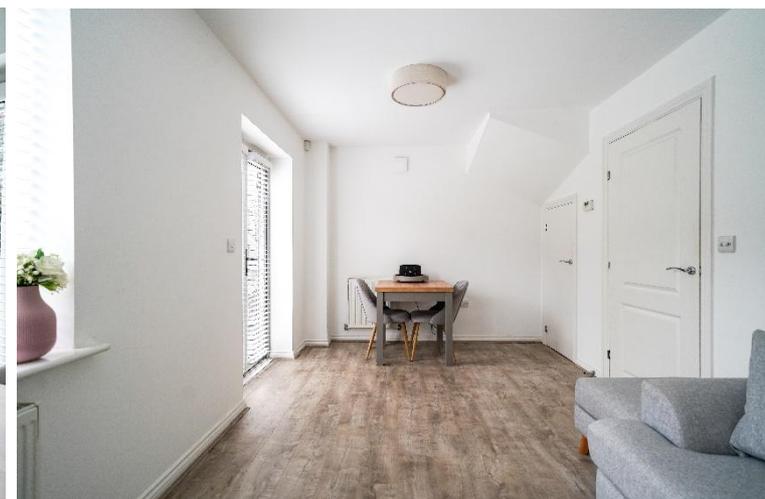
## Welby Road

Hall Green, Birmingham

- A Beautifully Presented Semi Detached Property
- Two Double Bedrooms, En Suite & Family Bathroom
- Fitted Kitchen
- Lounge Diner
- Driveway Parking
- Private Rear Garden

**Offers Over £240,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A beautifully presented semi detached property offering two double bedrooms, lounge diner, fitted kitchen, guest WC, master en suite, family bathroom, private rear garden and driveway 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 – B



## Rooms & Measurements

Entrance Hall

Guest WC

Lounge Diner to Rear - 4.9m x 2.7m (16'0" x 8'10")

Bedroom One to Front - 3.4m x 2.8m (11'1" x 9'2")

En Suite Shower

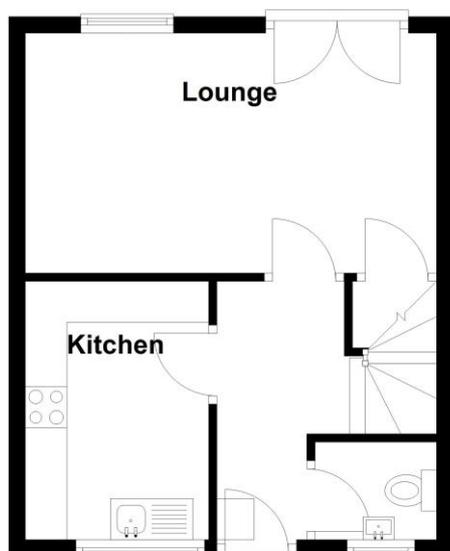
Bedroom Two to Rear - 2.9m x 2.9m (max) (9'6" x 9'6")

Family Bathroom to Rear - 1.9m x 1.8m (6'2" x 5'10")



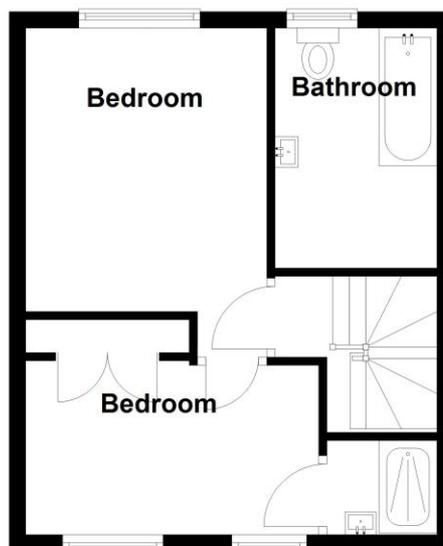
### Ground Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



### First Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
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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 and 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.