



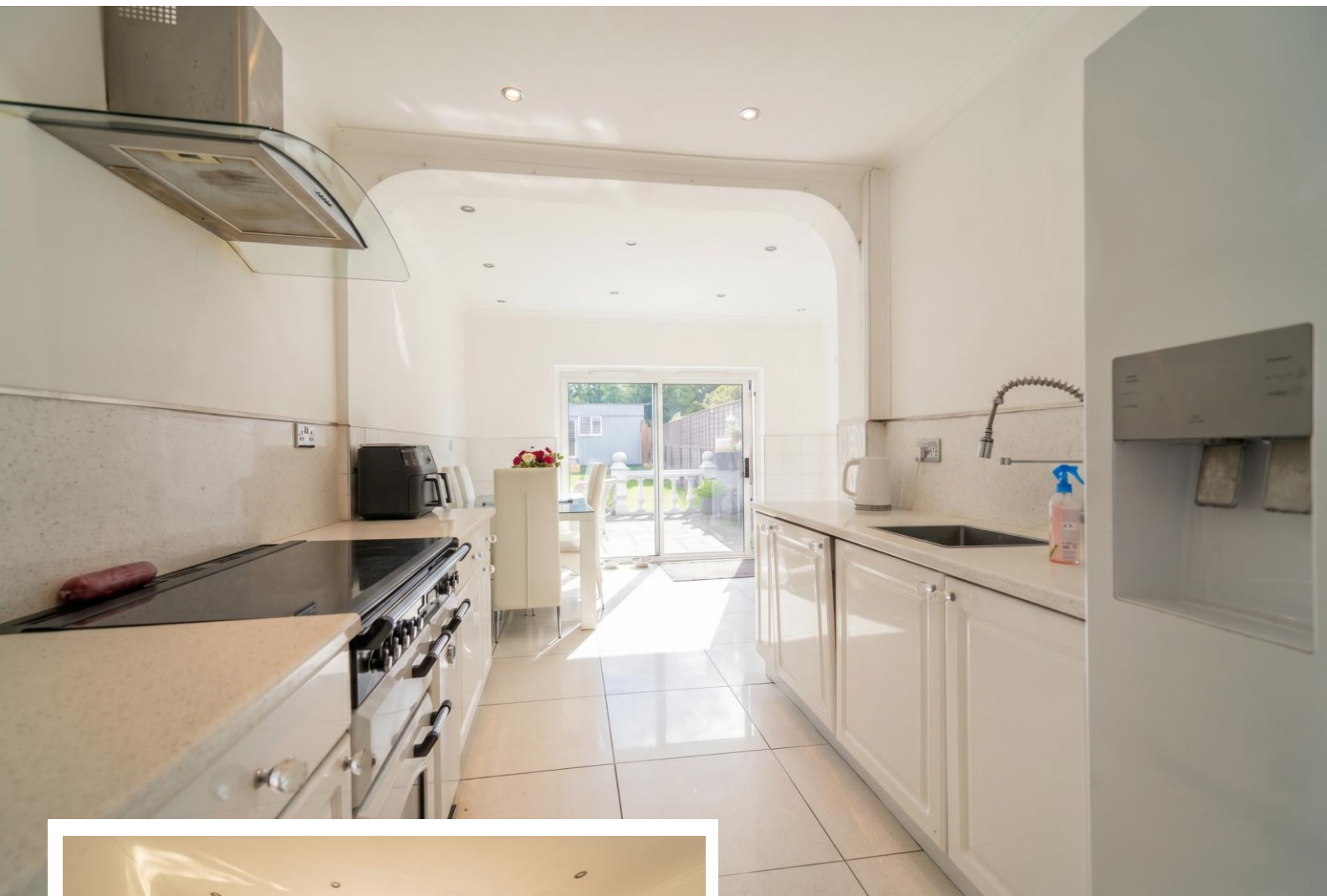
Sherwood Road Hall Green, Birmingham

- A Well Presented Four Bedroom Family Home
- Superb Open Plan Kitchen/Diner & Two Reception Rooms
- Large Rear Garden & Garage Store
- Family Bathroom & En-Suite Shower Room

£450,000

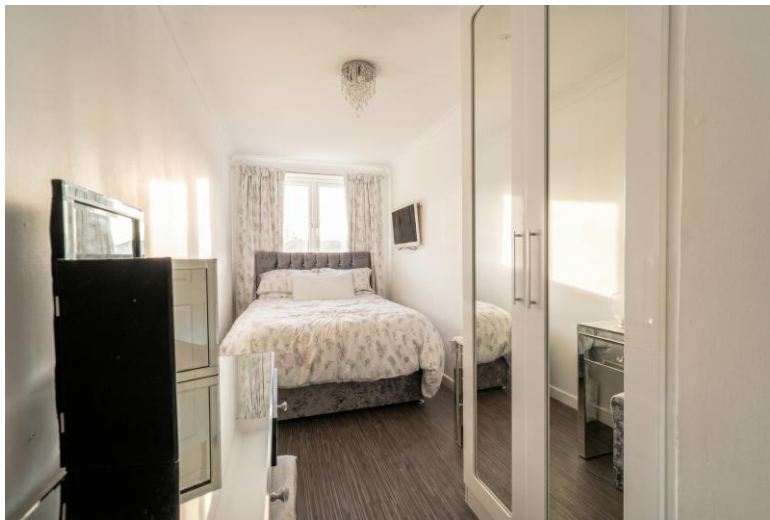
Current EPC Rating - D
Current Council Tax Band - D





Property Description

A well presented and extended semi-detached family home situated in a most popular location offering accommodation comprising two spacious reception rooms, extended breakfast kitchen, utility area with guest W.C, four bedrooms, en-suite shower room, family bathroom, garage store, driveway parking and private rear garden with office/storage building



Rooms & Measurements

Reception Room One to Front 3.51m x 3.33m (11'6" x 10'11")

Extended Reception Room Two to Rear 5.56m x 4.34m (18'3" x 14'3")

Extended Breakfast Kitchen to Rear 6.6m max x 3.02m max (21'8" max x 9'11" max)

Utility Area & Guest W.C 4.85m x 1.24m (15'11" x 4'1")

Bedroom One to Front 4.8m max x 1.9m (15'8" max x 6'2")

En-Suite Shower Room 2.84m x 1.3m (9'4" x 4'3")

Bedroom Two to Rear 4.6m x 2.9m (15'1" x 9'6")

Bedroom Three to Front 4.8m x 3.2m (15'8" x 10'5")

Bedroom Four to Front 2.6m x 2m (8'6" x 6'6")

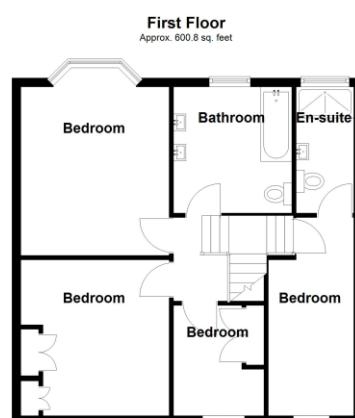
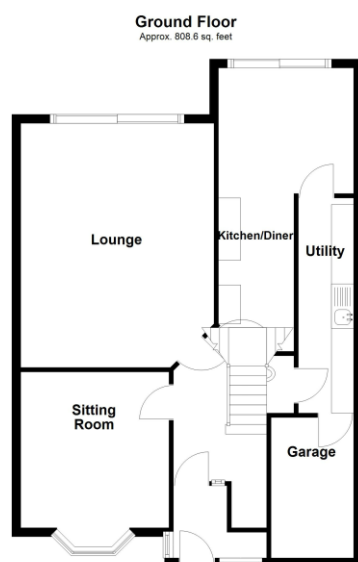
Family Bathroom to Rear 2.7m x 2.4m (8'10" x 7'10")

Office/Storage Building 7.2m x 5m (23'7" x 16'4")

Garage Store 3.17m x 1.85m (10'5" x 6'1")

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



Total area: approx. 1409.4 sq. feet

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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.