



smarthomes

## Tixall Road

Hall Green, Birmingham

- A Spacious Semi-Detached Family Home
- Three Good Size Bedrooms
- Two Spacious Reception Rooms
- Extensive Mature Westerly Facing Rear Garden

**Offers Over £400,000**

Current EPC Rating - D  
Current Council Tax Band - D





## Property Description

A very well presented semi-detached family home situated in a most popular location and benefiting from no upward chain. Offering accommodation comprising two spacious reception rooms, modern fitted kitchen, sun room, guest W.C, three double bedrooms, modern family bathroom, private extensive mature Westerly facing rear garden, side garage 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 – D



## Rooms & Measurements

Dining Room to Front 5.18m x 4.04m (17'0" x 13'3")

Lounge to Rear 4.5m x 3.35m (14'9" x 11'0")

Sun Room 5.31m x 2.13m max (17'5" x 7'0" max)

Modern Fitted Kitchen to Side 4.39m x 2.74m (14'5" x 9'0")

Bedroom One to Front 5.38m x 4.11m (17'8" x 13'6")

Bedroom Two to Rear 4.44m x 3.4m max (14'7" x 11'2" max)

Bedroom Three to Rear 3.43m x 2.82m (11'3" x 9'3")

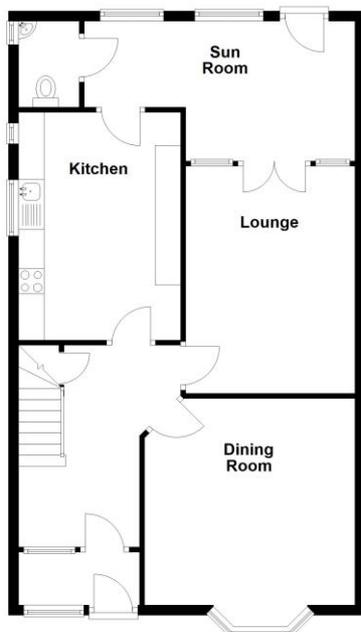
Modern Family Bathroom to Front 2.08m x 2.08m (6'10" x 6'10")

Side Garage 5.79m x 2.26m (19'0" x 7'5")



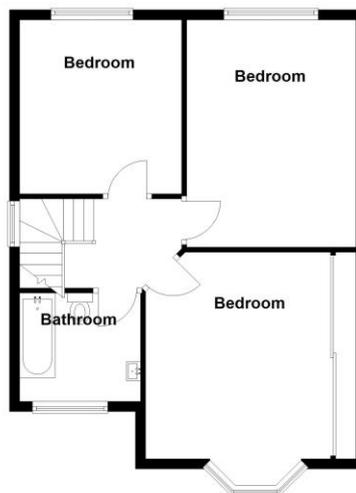
### Ground Floor

Approx. 76.9 sq. metres (827.9 sq. feet)



### First Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 131.9 sq. metres (1420.3 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.