



smarthomes

## Boden Road

Hall Green, Birmingham

- A Very Well Presented & Extended Five Bedroom Semi-Detached
- Two Reception Rooms
- Extended Kitchen Diner
- Conservatory

**£595,000**

Current EPC Rating - D

Current Council Tax Band - E





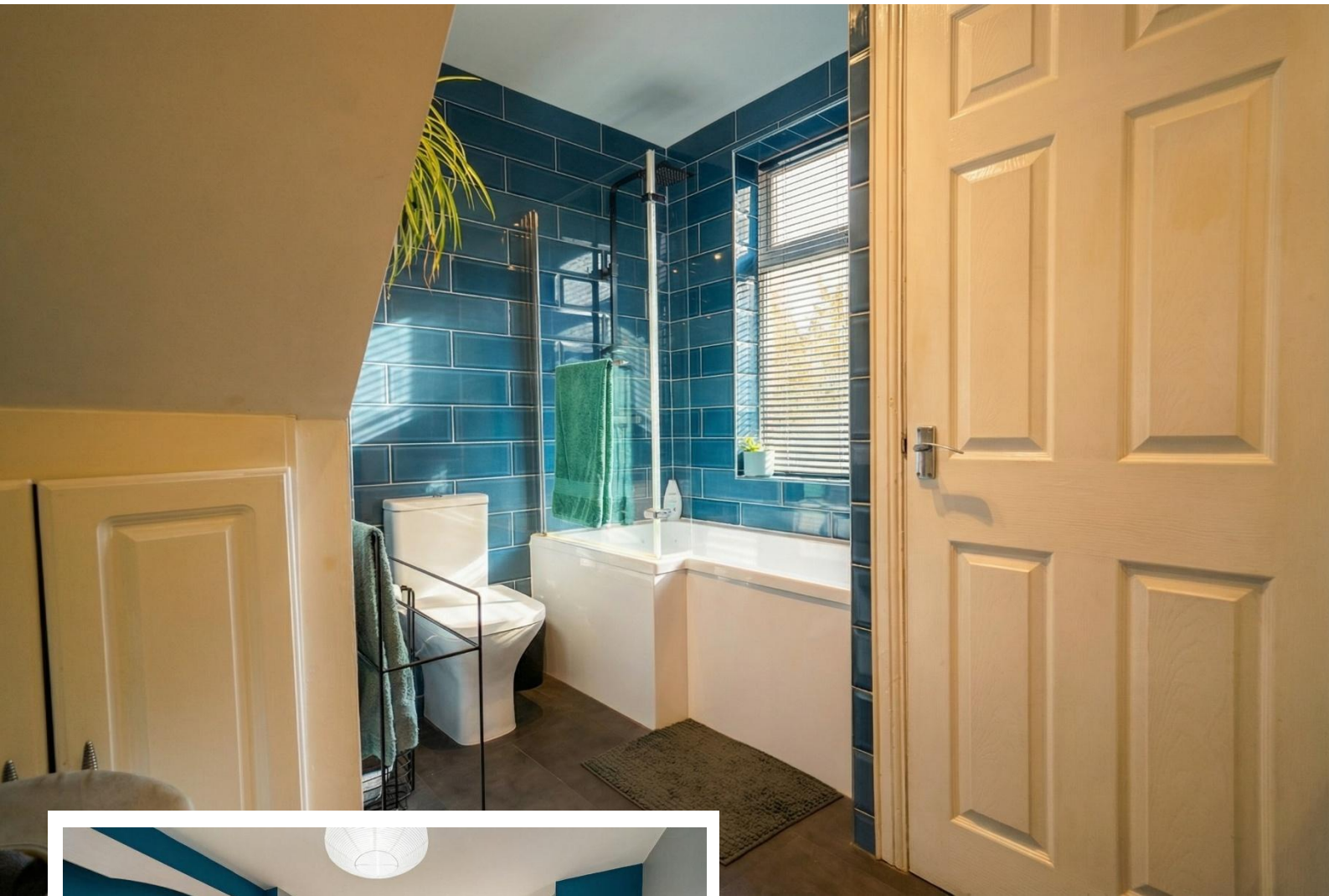
## Property Description

A very well presented and extended large semi-detached family home situated in the middle of one of Hall Green's most desirable roads. With a mix of traditional and contemporary accommodation the property briefly affords five bedrooms, two reception rooms, extended kitchen/diner, conservatory, ground floor shower room, family bathroom, versatile converted loft space with shower room, large 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 – E



## Rooms & Measurements

Entrance Hall

Reception Room One - 4.67m x 3.51m (15'4" (into bay) x 11'6")

Extended L Shaped Reception Room - 8.13m x 3.43m (26'8" x 11'3" (min)/14'6"(max to rear)

Ground Floor Bedroom One - 4.93m x 2.41m (16'2" x 7'11")

Ground Floor Shower Room - 2.44m x 1.57m (8'0" x 5'2")

Extended Kitchen Diner - 4.72m x 6.88m (15'6" x 22'7")

Conservatory - 3.53m x 3.76m (11'7" x 12'4")

Bedroom Two - 4.78m x 3.48m (15'8" x 11'5")

Bedroom Three - 4.19m x 2.9m (13'9" x 9'6" (to wardrobes)

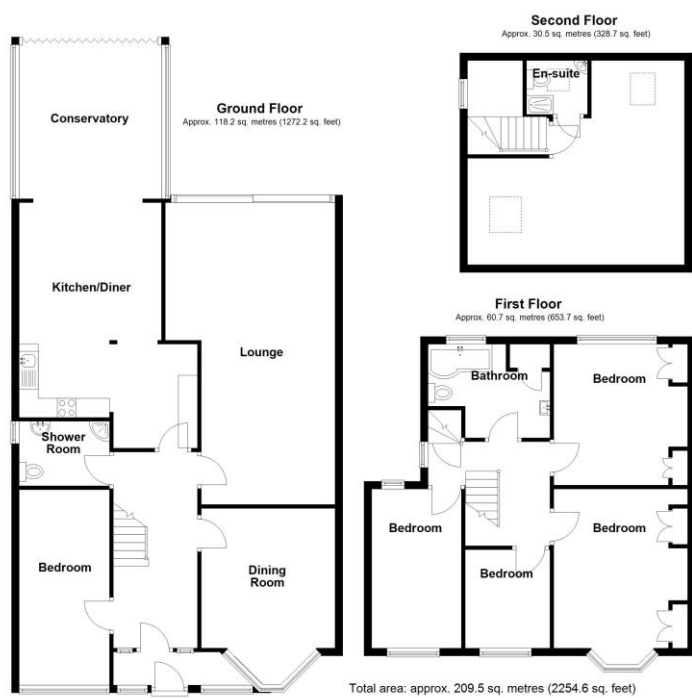
Dual Aspect Bedroom Four - 2.49m x 4.14m (8'2" x 13'7")

Bedroom Five - 2.39m x 2.24m (7'10" x 7'4")

Family Bathroom - 3.05m x 2.72m (10'0" x 8'11")

Versatile Converted Loft Space - 4.95m x 5.38m (16'3" x 17'8")

Shower Room



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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 and 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.