



smarthomes

Adheson Road

Hall Green, Birmingham

- A Beautifully Presented Three Bedroom Family Home
- Three Bedrooms
- Two Reception Rooms
- Conservatory & Modern Fitted Kitchen

£325,000

Current EPC Rating - E
Current Council Tax Band - C





Property Description

A very well presented three bedroom semi-detached property with accommodation briefly affording two reception rooms, modern kitchen, conservatory, family bathroom, westerly facing rear garden and ample 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 – C



Rooms & Measurements

Entrance Hall

Reception Room One to Front - 2.8m x 4m (9'2" x 13'1")

Reception Room Two - 2.8m x 4m (9'2" x 13'1")

Modern Fitted Kitchen - 2.4m x 2.3m (7'10" x 7'6")

Conservatory - 2.8m x 5.4m (9'2" x 17'8")

Bedroom One to Front - 4.22m x 3m (13'10" x 9'10")

Bedroom Two to Rear - 4.1m x 2.8m (13'5" x 9'2")

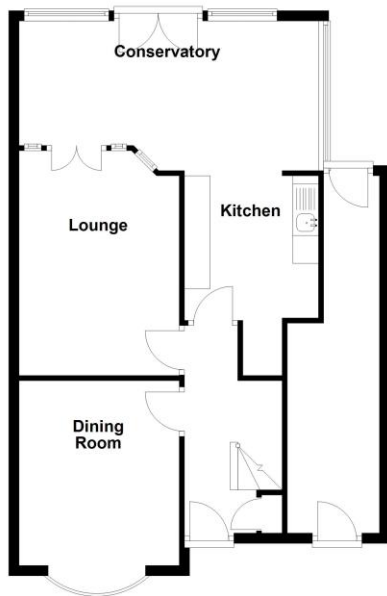
Bedroom Three to Front - 1.6m x 2.3m (5'2" x 7'6")

Family Bathroom to Rear - 2.5m x 2.3m (8'2" x 7'6")



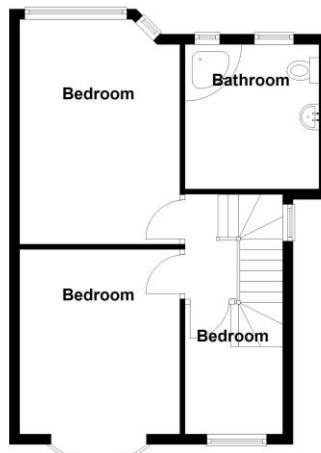
Ground Floor

Approx. 68.5 sq. metres (736.9 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 110.7 sq. metres (1191.2 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 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.