



smarthomes

## Stratford Road

Hall Green, Birmingham

- An Extended Three Bedroom Family Home
- Extended Through Lounge/Diner & Fitted Kitchen
- South/Westerly Facing Rear Garden
- Ample Parking to Front & Rear

**Offers Over £300,000**

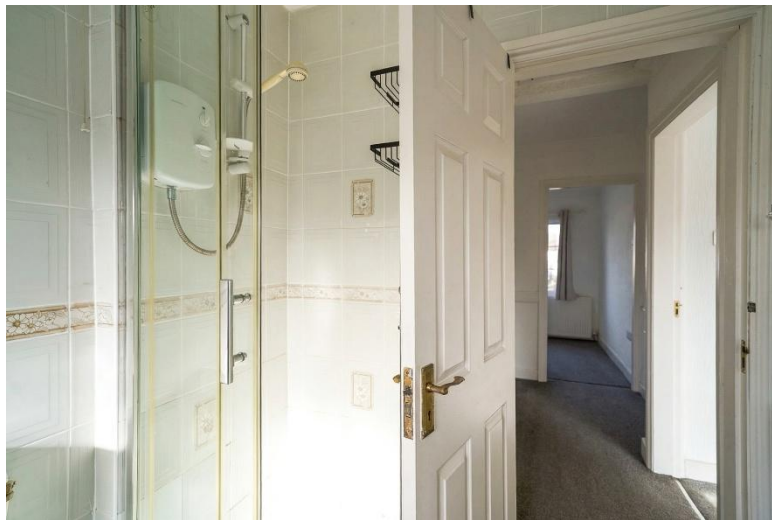
Current EPC Rating - D  
Current Council Tax Band - C





## Property Description

A semi-detached family home situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising an extended through lounge/diner, extended fitted kitchen, three bedrooms, four piece family bathroom, South/Westerly facing rear garden, ample front driveway parking & rear vehicular access



## Rooms & Measurements

Extended Through Lounge/Diner 10.2m x 3.4m  
(33'5" x 11'1")

Extended Kitchen to Rear 4.3m x 2.5m max (14'1" x 8'2" max)

Bedroom One to Front 3.4m x 3.2m (11'1" x 10'5")

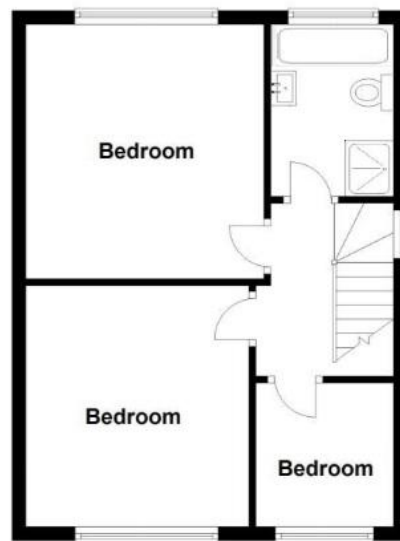
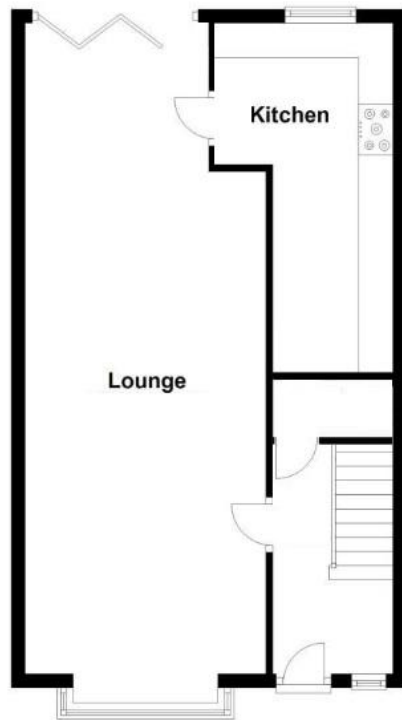
Bedroom Two to Rear 3.7m x 3.5m (12'1" x 11'5")

Bedroom Three to Front 2.1m x 2m (6'10" x 6'6")

Four Piece Family Bathroom to Rear 2.5m x 1.7m  
(8'2" x 5'6")

### 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 vendor. Current council tax band – C



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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.