



Ingestre Road

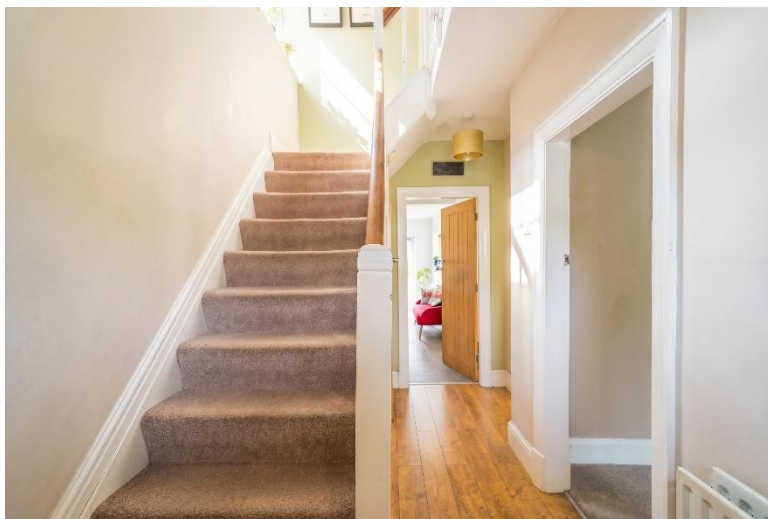
Hall Green, Birmingham

- An Extremely Well Presented & Extended Semi Detached
- Four Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen /Diner

£475,000

Current EPC Rating - 59 (D)
Current Council Tax Band - D





Property Description

An extremely well presented and extended semi-detached property situated in a convenient location and offering four double bedrooms, two reception rooms, extended breakfast kitchen/diner, utility room, guest WC, shower room, loft conversion with double bedroom and en-suite, large rear garden, garage and 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 – D



Rooms & Measurements

Entrance Hall

Reception Room One to Front - 4.7m (into bay) x 3.7m (15'5" x 12'1")

Reception Room Two to Rear - 3.9m x 3.4m (12'9" x 11'1")

Guest WC

Extended Breakfast Kitchen/Diner - 6.2m x 4.4m (20'4" x 14'5")

Utility Room to Rear - 4.1m x 2.2m (13'5" x 7'2")

Bedroom One to Front - 4.9m (into bay) x 2.7m (16'0" x 8'10")

Bedroom Two to Rear - 3.9m x 3.5m (12'9" x 11'5")

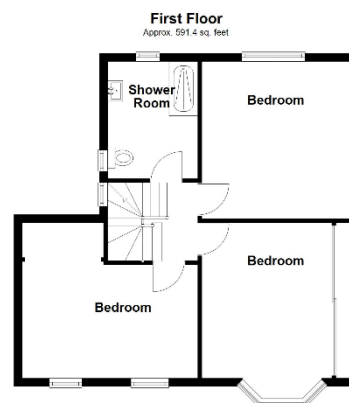
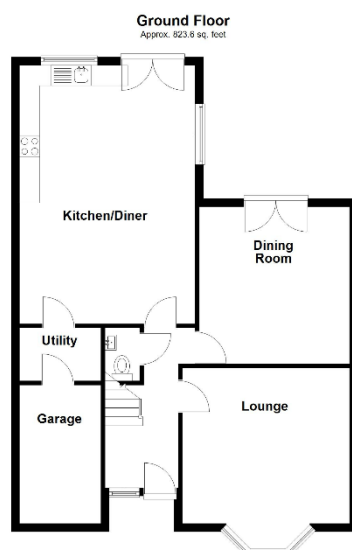
Bedroom Three to Front - 4.1m x 3.3m (13'5" x 10'9")

Shower Room to Rear - 2.5m x 2.3m (8'2" x 7'6")

Loft Conversion (With some head height restriction) - 5m x 3.3m (16'4" x 10'9")

En Suite Shower Room

Garage - 4.1m x 2.2m (13'5" x 7'2")



Total area: approx. 1713.0 sq. feet

316 Stratford Road
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.