smarthomes

Dalbury Road

Hall Green, Birmingham

- A Well Presented Three Bedroom Semi-Detached Family Home
- Spacious Lounge & Additional Play Room
- Open Plan Family Kitchen/Diner with Study Area
- South Facing Rear Garden

£365,000

Current EPC Rating - D

Current Council Tax Band - C

Property Description

A very well presented and extended semi-detached family home offering three good size bedrooms, spacious lounge, play room, extended kitchen/breakfast room with study area, utility room, guest WC, family bathroom, boarded loft space, South facing rear garden and off-road parking

Tenure
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nihel Hodges. Current council tax band – C

Rooms & Measurements

Lounge to Front 5m x 3.4m (16'4" x 11'1")

Play Room to Front 3m x 1.48m (9'10" x 4'10")

Extended Kitchen/Breakfast Room to Rear 4.72m x 3.8m (15'5" x 12'5")

Study Area 4.95m x 3.2m (16'2" x 10'5")

Utility Room 2.24m x 1.32m (7'4" x 4'4")

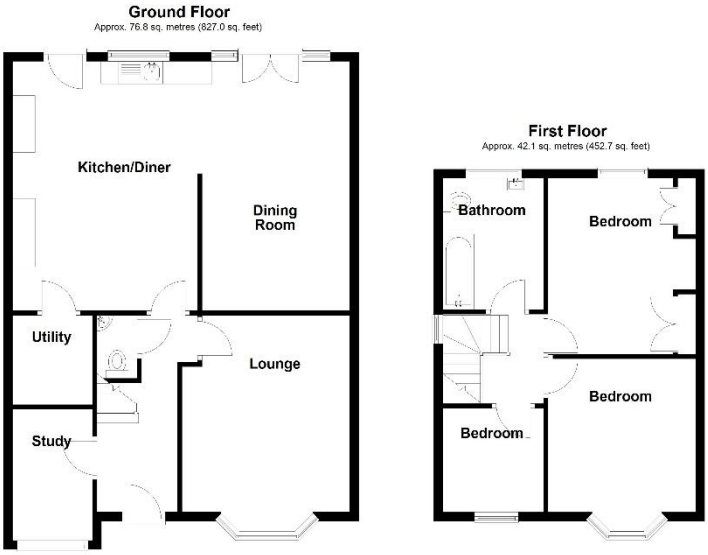
Guest WC

Bedroom One to Front 4.04m x 3.17m (13'3" (into bay) x 10'5"(max)

Bedroom Two to Rear 3.89m x 3.17m (12'9" x 10'5" (max)

Bedroom Three to Front 2.31m x 2.13m (7'7" x 7'0")

Family Bathroom to Rear 2.66m x 2.06m (8'8" x 6'9")



Total area: approx. 118.9 sq. metres (1279.8 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.