



smarthomes

## Priority Road

Hall Green, Birmingham

- A Well Presented Three Double Bedroom Family Home
- Modern Fitted Kitchen & Lounge/Diner
- South/Westerly Facing Rear Garden
- Driveway Parking & Re-Fitted Family Bathroom

**Offers Over £300,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A well presented semi-detached home situated in a most convenient location and offering three double bedrooms, lounge/diner, modern fitted kitchen, utility, re-fitted four piece family bathroom, pleasant South/Westerly facing rear garden and off-road parking



## Rooms & Measurements

Lounge Diner to Rear 6.3m x 3.5m (20'8" x 11'5")

Modern Kitchen to Front 2.7m x 2.6m (8'10" x 8'6")

Utility Room 2.3m x 1.9m (7'6" x 6'2")

Bedroom One to Front 3.7m x 2.7m (12'1" x 8'10")

Bedroom Two to Rear 3.4m x 3.3m (11'1" x 10'9")

Bedroom Three to Front 3.3m x 2.7m (10'9" x 8'10")

Re-Fitted Four Piece Family Bathroom to Front 3.3m (max) x 1.6m (10'9" x 5'2")

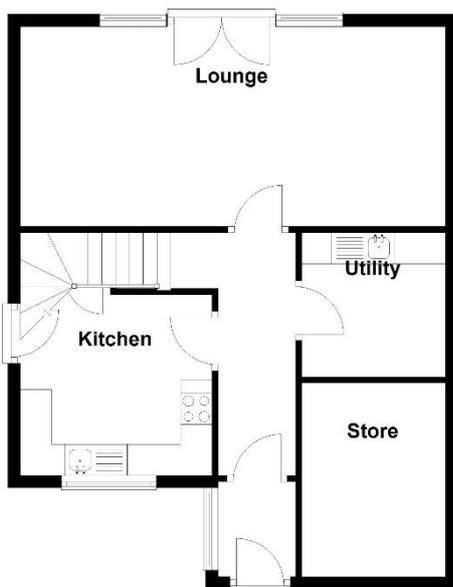
### Tenure

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 – B



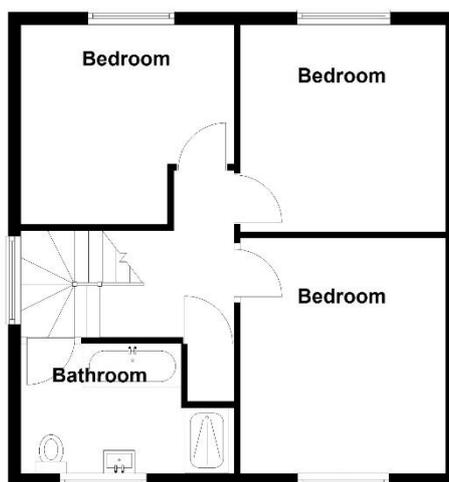
**Ground Floor**

Approx. 54.8 sq. metres (589.7 sq. feet)



**First Floor**

Approx. 48.9 sq. metres (526.4 sq. feet)



Total area: approx. 103.7 sq. metres (1116.1 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.