



smarthomes

## Fallowfield Avenue

Hall Green, Birmingham

- A Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Through Lounge Diner
- Conservatory
- Extended Breakfast Kitchen
- South Facing Private Rear Garden
- Potential To Extend (STPP)

**Offers Over £350,000**

Current EPC Rating - 56 (D)

Current Council Tax Band - C





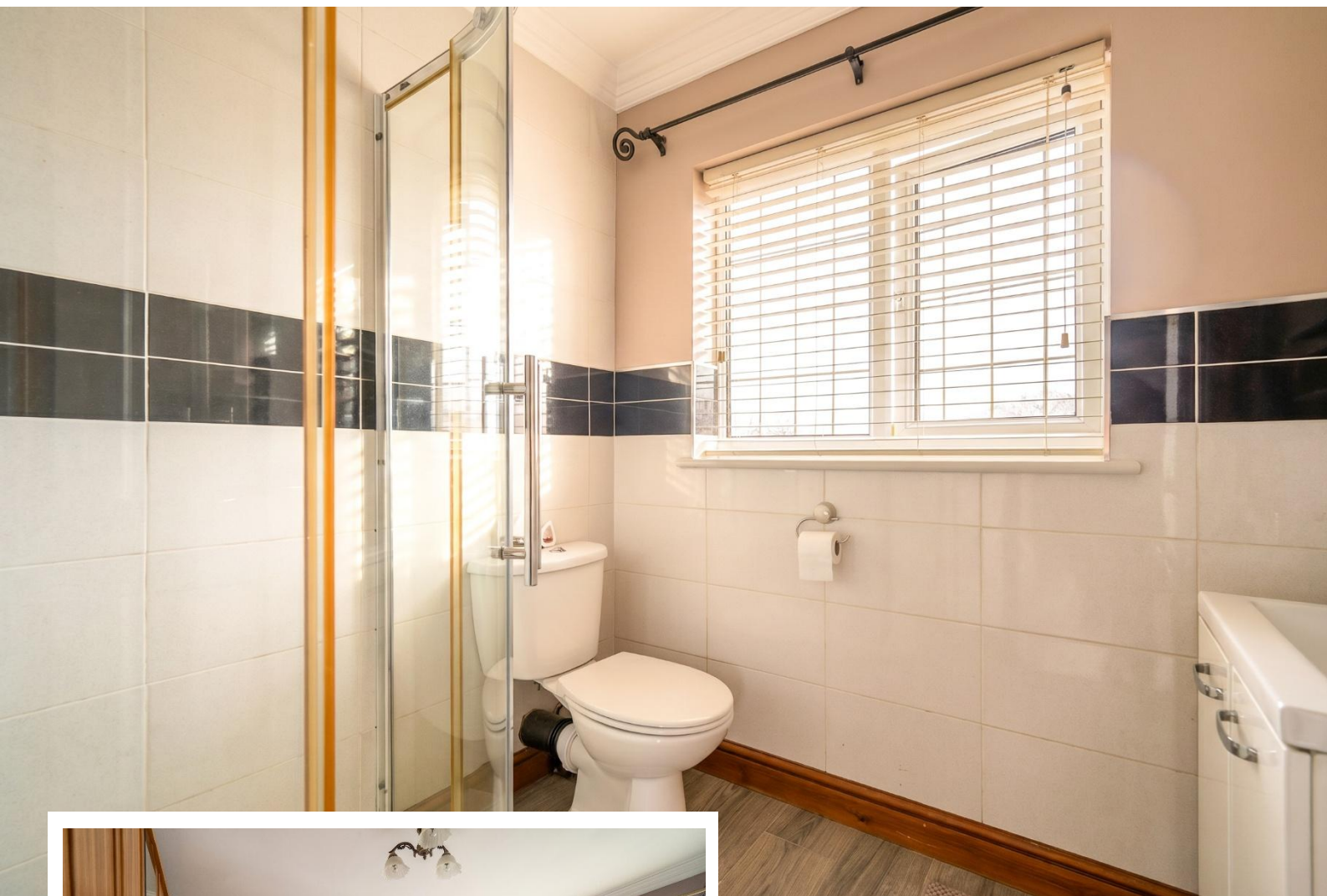
## Property Description

A well presented and extended three bedroom semi-detached family home offering through lounge diner, conservatory, extended breakfast kitchen, further kitchen area/utility, shower room, private rear garden, garage/store, off-road parking, UPVC double glazing and gas central heating

### 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



## Rooms & Measurements

Entrance Hall

Through Lounge Diner - 7.8m x 3.2m (25'7" x 10'5")

Conservatory to Rear - 3.9m x 2.8m (12'9" x 9'2")

Extended Breakfast Kitchen to Rear - 4.6m x 3.9m (15'1" x 12'9")

Further Kitchen/Utility Area - 2.5m x 2m (8'2" x 6'6")

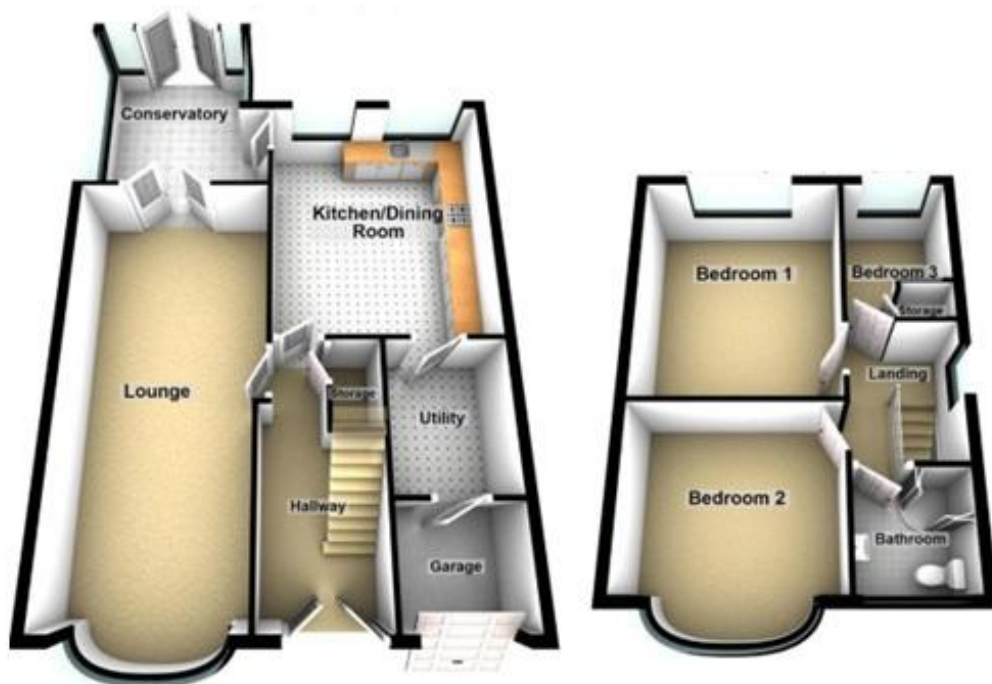
Store/Garage - 2.8m x 2.1m (9'2" x 6'10")

Bedroom One to Front - 3.6m (into bay) x 3.3m (11'9" x 10'9")

Bedroom Two to Rear - 4.1m x 3.3m (13'5" x 10'9")

Bedroom Three to Rear - 2.7m x 1.7m (8'10" x 5'6")

Shower Room to Front - 1.9m x 1.7m (6'2" x 5'6")



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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.