



smarthomes

## Southam Road

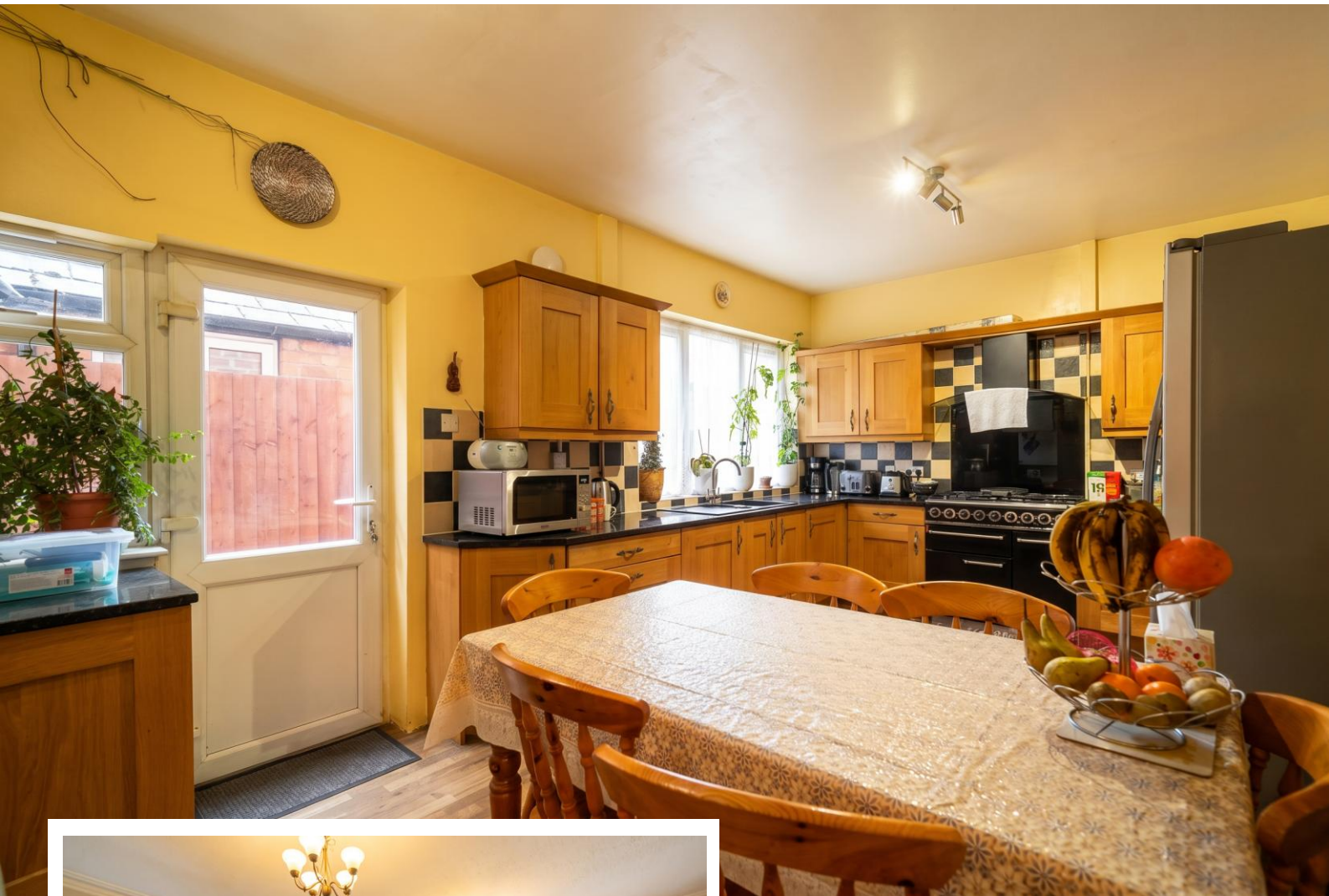
Hall Green, Birmingham

- A Well Presented Period Link-Detached Property
- Four Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen & Re-Fitted Family Bathroom

**£425,000**

Current EPC Rating - D  
Current Council Tax Band - D



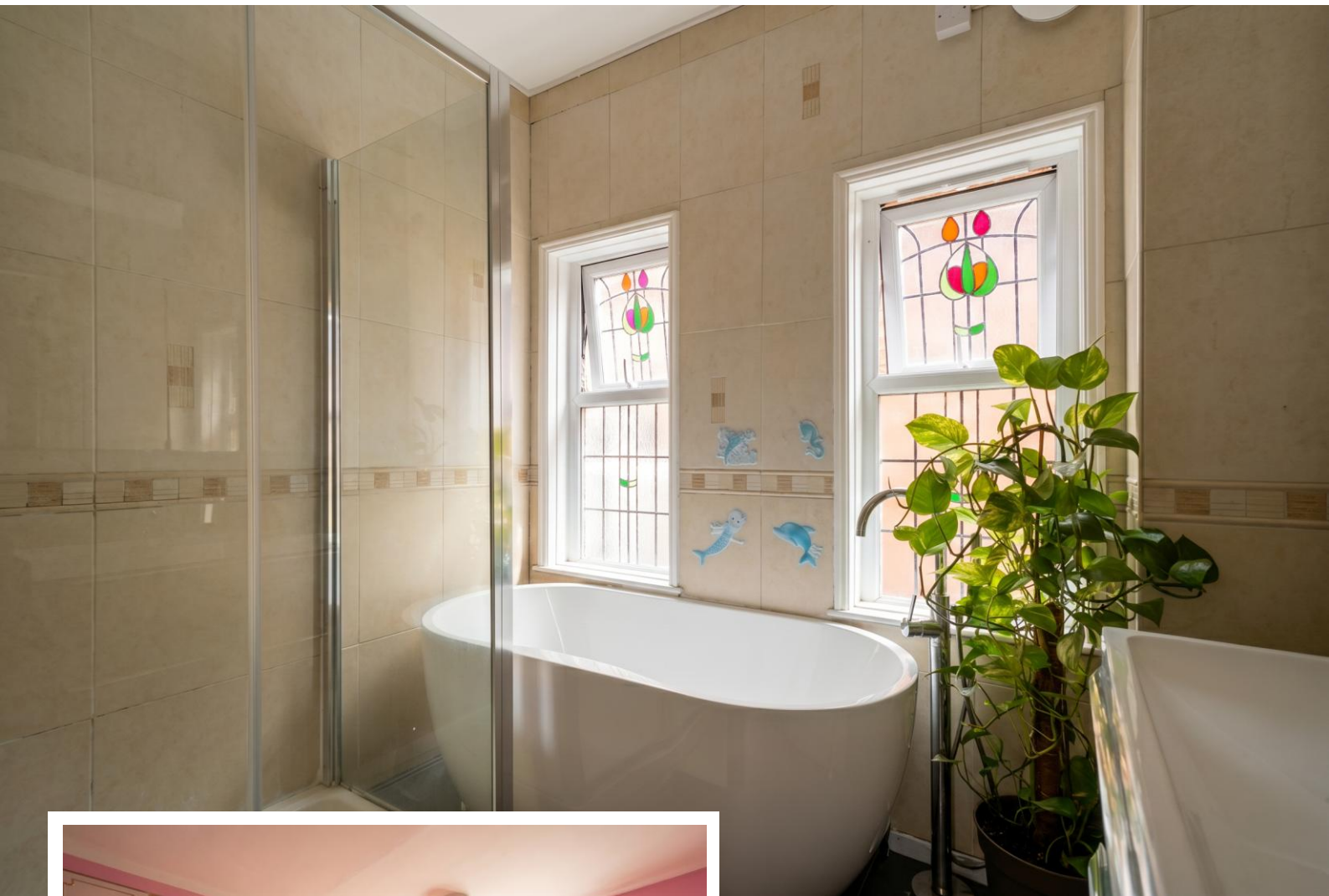


## Property Description

A charming period link-detached property offering four bedrooms, two spacious reception rooms, breakfast kitchen, guest WC, family bathroom and separate WC, private 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 vendor. Current council tax band – D



## Rooms & Measurements

Reception Room 5.18m (into bay) x 3.58m

Reception Room 5.9m (into bay) x 4.5m

Breakfast Kitchen 6.48m x 3.58m

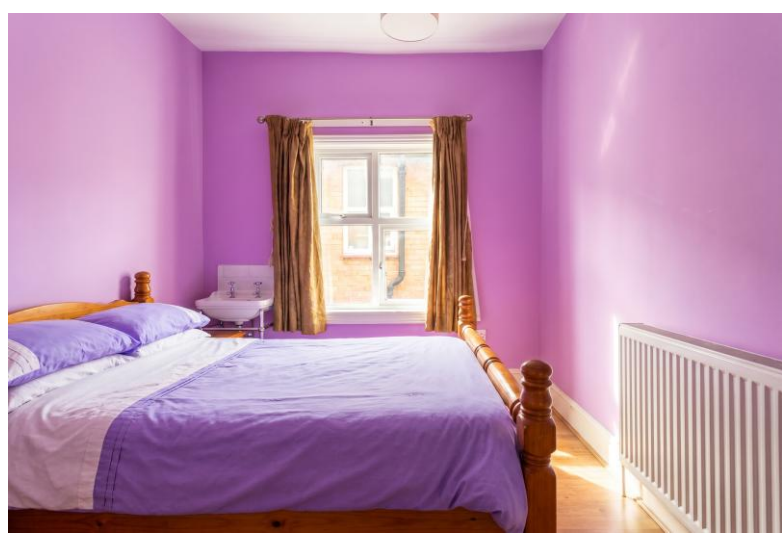
Bedroom One 5.18m x 3.58m

Bedroom Two 4.2m x 4.78m

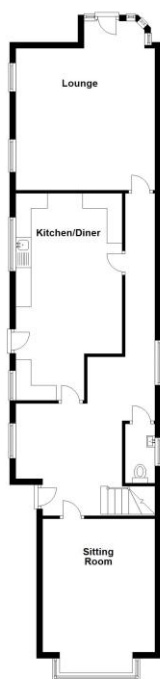
Bedroom Three 3.58m x 3.28m

Bedroom Four 3.28m x 2.7m

Three Piece Family Bathroom 2.5m x 2.29m



Ground Floor



First Floor



Total area: approx. 175.2 sq. metres (1886.3 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.