



smarthomes

Smirrells Road

Hall Green, Birmingham

- A Traditional Semi-Detached Property
- Three Good Sized Bedrooms
- Through Lounge/Diner
- Fitted Kitchen & Ground Floor Shower Room

£375,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

An extended semi-detached family home in a sought after location benefitting from extended through lounge/diner, fitted kitchen, ground floor shower room, family bathroom, large Southerly facing rear garden, off road parking and garage

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 Nigel Hodges. Current council tax band – C



Rooms & Measurements

Extended Through Lounge Diner 36' 8" into bay x 12' 6" max (11.18m x 3.81m)

Fitted Kitchen 10' 7" x 8' 5" (3.23m x 2.57m)

Ventilated Lobby

Ground Floor Shower Room

Bedroom One to Front 14' 9" into bay x 11' 0" into wardrobe (4.5m x 3.35m)

Bedroom Two to Rear 11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom Three to Rear 10' 6" x 8' 6" (3.2m x 2.59m)

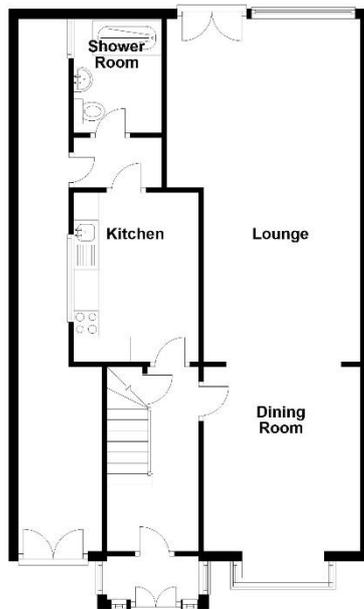
Family Bathroom to Front

Garage 14' 11" x 5' 9" (4.55m x 1.75m)



Ground Floor

Approx. 77.0 sq. metres (828.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 117.0 sq. metres (1259.3 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.