



Etwall Road

Hall Green, Birmingham

- A Very Well Presented Four Bedroom Detached Family Home
- Re-Fitted Family Kitchen/Diner & En-Suite Shower Room
- Superb Extensive Mature Southerly Facing Rear Garden
- Two Reception Rooms & Office/Utility

£525,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A very well presented and extended detached family home situated in a most popular and convenient location. Offering accommodation comprising two reception rooms, superb open plan family kitchen/diner, guest W.C, office/utility, annex bedroom with en-suite shower room, three further bedrooms, re-fitted family bathroom, garage, driveway parking and a superb extensive mature Southerly facing rear garden with detached studio. The property further benefits from a recently installed EV charger point and a Smart central heating system.



Rooms & Measurements

Reception Room One to Front 4.24m x 3.63m (13'11" x 11'11")

Reception Room Two 4.34m x 3.66m (14'3" x 12'0")

Family Dining Area to Rear 6.71m x 3.73m (22'0" x 12'3")

Kitchen Area 3.43m x 2.87m (11'3" x 9'5")

Office/Utility 7.34m x 2.39m (24'1" x 7'10")

Bedroom One to Front 4.22m max x 3.66m (13'10" max x 12'0")

Bedroom Two to Rear 3.66m x 3.1m (12'0" x 10'2")

Bedroom Three to Front 3.15m x 2.08m (10'4" x 6'10")

Re-Fitted Family Bathroom 2.24m max x 2.24m max (7'4" max x 7'4" max)

Annex Bedroom to Rear 7.44m max x 2.39m (24'5" max x 7'10")

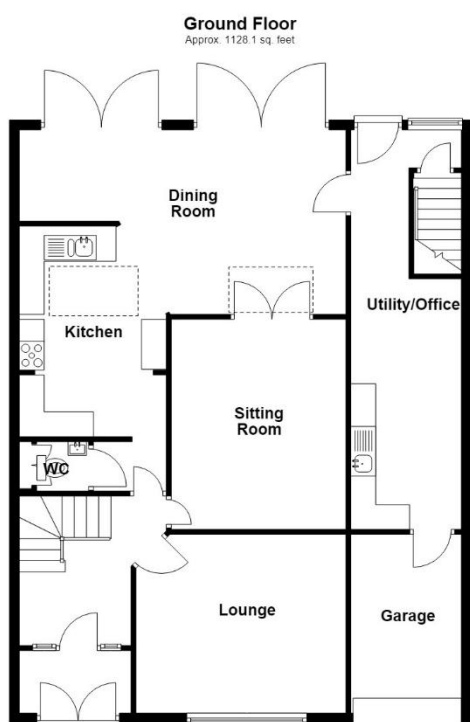
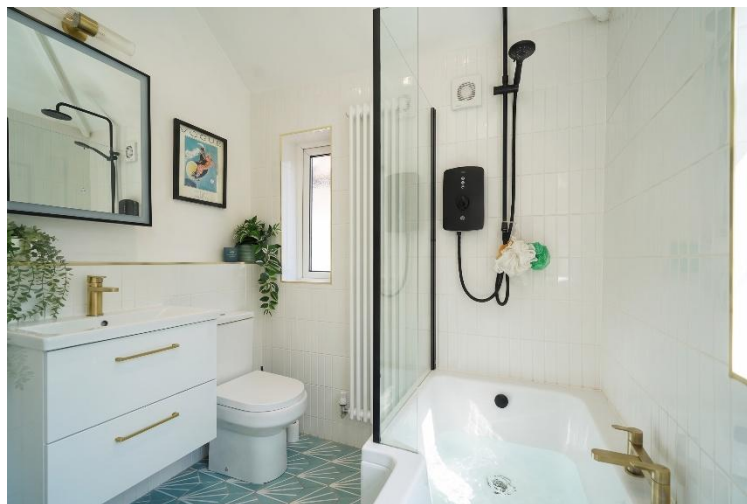
Annex En-Suite Shower Room to Front 2.39m max x 2.01m (7'10" max x 6'7")

Detached Studio 3.56m x 2.34m (11'8" x 7'8")

Garage 3.71m x 2.44m (12'2" x 8'0")

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 – C



Total area: approx. 1777.4 sq. feet

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.