smarthomes

Staplehurst Road

Hall Green, Birmingham

- A Charming Beautifully Presented Three Bedroom Family Home
- Extended Fitted Kitchen, Ground Floor Shower Room & Utility Area
- Private Rear Garden, Garage Store & Driveway Parking
- Two Reception Rooms & Family Bathroom

OIRO £390,000

Current EPC Rating - D

Current Council Tax Band - D

Property Description

A charming and beautifully presented semi-detached family home situated in a most sought after location and benefiting from no upward chain. The property is situated in a quiet no through road and is a short walk from Hall Green Junior & Infant School. Offering accommodation comprising two reception rooms, extended breakfast kitchen, modern ground floor shower room and utility area, three good size bedrooms, family bathroom, private rear garden, garage store and driveway parking.

Rooms & Measurements

Reception Room One to Front 4.7m x 3.3m (15'5" x 10'9")

Reception Room Two to Rear 5m x 3.3m (16'4" x 10'9")

Extended Breakfast Kitchen to Rear 4.2m x 3m (13'9" x 9'10")

Modern Ground Floor Shower Room 2.5m x 2m (8'2" x 6'6")

Utility Area

Bedroom One to Front 4.9m x 3.3m (16'0" x 10'9")

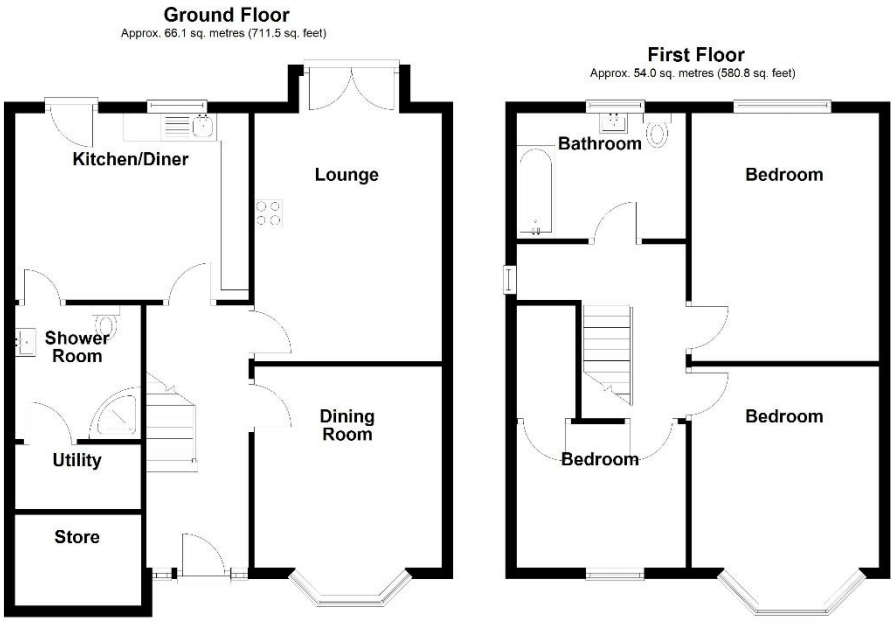
Bedroom Two to Rear 4.1m x 3.4m (13'5" x 11'1")

Bedroom Three to Front 3m x 2.4m (9'10" x 7'10")

Family Bathroom to Rear 2.7m x 1.9m (8'10" x 6'2")

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 – D



Total area: approx. 120.1 sq. metres (1292.3 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.