



smarthomes

## Etwall Road

Hall Green, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Breakfast Kitchen & Modern Family Bathroom
- Two Reception Rooms & Conservatory
- Westerly Facing Rear Garden

**£425,000**

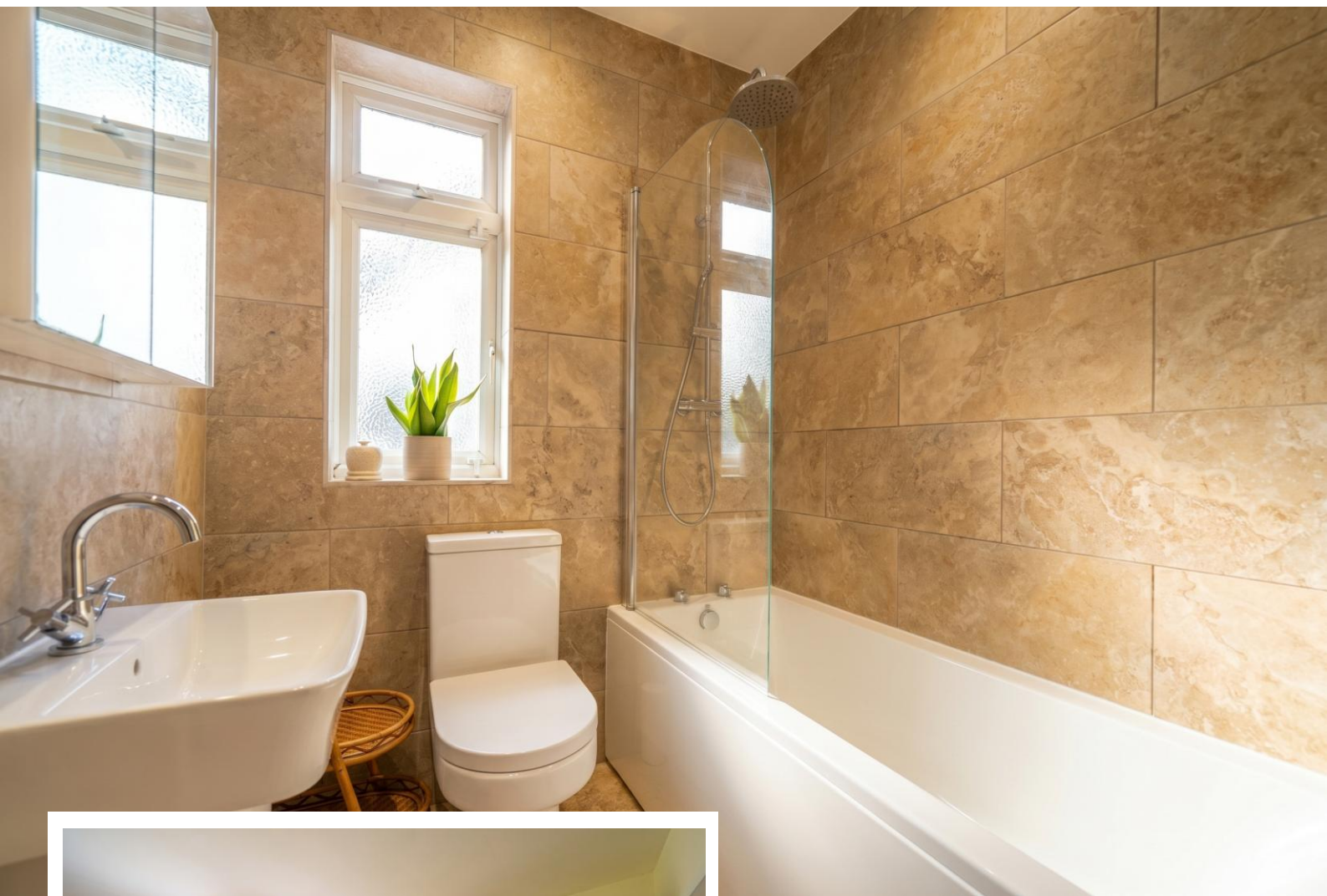
Current EPC Rating - TBC  
Current Council Tax Band - C





## Property Description

A beautifully presented and extended semi-detached family home situated in a most popular location offering accommodation comprising two reception rooms, extended & re-fitted breakfast kitchen, conservatory, guest W.C, three double bedrooms, modern family bathroom, extensive mature Westerly facing rear garden, garage store/utility area and driveway parking



## Rooms & Measurements

Reception Room One to Front 3.7m x 3.3m (12'1" x 10'9")

Reception Room Two to Rear 3.8m x 3.3m (12'5" x 10'9")

Conservatory 3.3m x 2.7m (10'9" x 8'10")

Extended & Re-Fitted Breakfast Kitchen to Rear 5.3m x 2.7m (17'4" x 8'10")

Utility/Garage Store

Bedroom One to Front 3.8m x 3.3m (12'5" x 10'9")

Bedroom Two to Rear 3.8m x 3.4m (12'5" x 11'1")

Bedroom Three to Rear 3.1m x 2.5m (10'2" x 8'2")

Modern Family Bathroom to Side 2.2m x 1.7m (7'2" x 5'6")

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



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