



smarthomes

## Highfield Road

Hall Green, Birmingham

- A Very Well Presented Three Bedroom Period Family Home
- Modern Fitted Kitchen & Family Bathroom
- Through Lounge/Diner
- Mature Rear Garden with Out Buildings

**Offers Over £300,000**

Current EPC Rating – 66 (D)

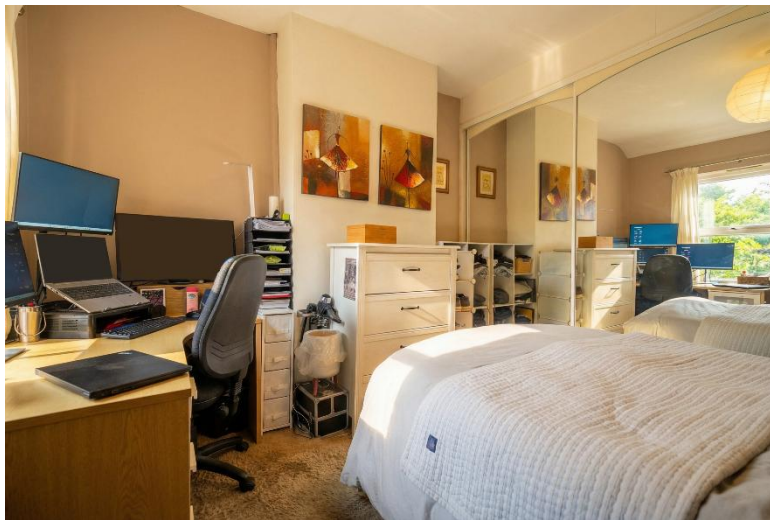
Current Council Tax Band – C





## Property Description

A well presented three storey period property in a popular location benefitting from through lounge/diner, three good size bedrooms, modern fitted kitchen, family bathroom and large rear garden with out-buildings



## Rooms & Measurements

Through/Lounge Diner 27' 8" into bay x 12' 4" (8.43m x 3.76m)

Modern Fitted Kitchen to Rear 9' 3" x 7' 6" (2.82m x 2.29m)

Bedroom Two to Rear 11' 3" x 11' 3" (3.43m x 3.43m)

Bedroom Three to Front 9' 10" x 13' 8" (3m x 4.17m)

Family Bathroom

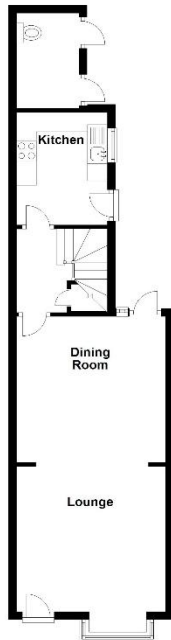
Bedroom One to Rear 13' 6" x 16' 2" (4.11m x 4.93m)

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band C



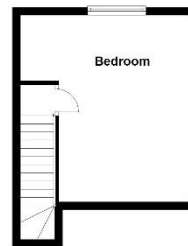
**Ground Floor**  
Approx. 44.8 sq. metres (491.7 sq. feet)



**First Floor**  
Approx. 46.1 sq. metres (495.8 sq. feet)



**Second Floor**  
Approx. 23.1 sq. metres (247.9 sq. feet)



Total area: approx. 111.9 sq. metres (1204.6 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.