



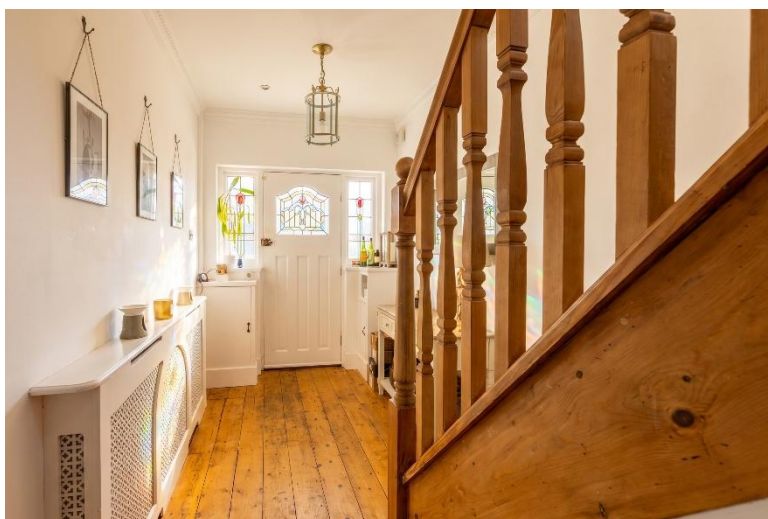
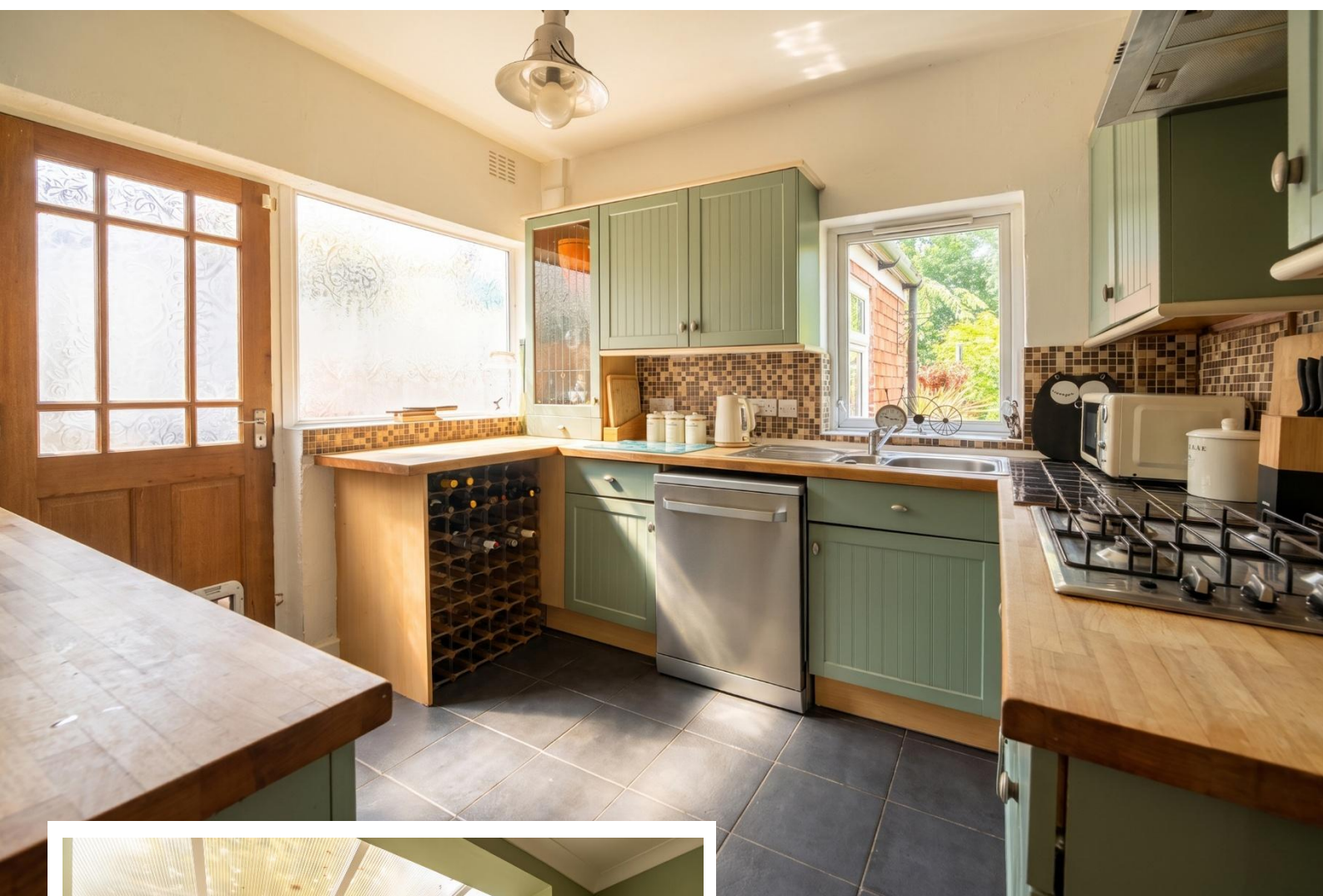
Tixall Road
Hall Green, Birmingham

- An Extremely Well Presented & Extended Semi-Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Four Piece Family Bathroom

Offers Over £375,000

Current EPC Rating - 57 (D)
Current Council Tax Band - D





Property Description

An extremely well presented and extended semi-detached property presented to an excellent standard and benefiting from three double bedrooms, two reception rooms, fitted kitchen, guest WC, utility area, four piece family bathroom, north-easterly facing rear garden and garage providing potential to extend (STPP)

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



Rooms & Measurements

Entrance Hall

Lounge to Front - 3.58m x 5.05m (11'9" x 16'7")

Extended Reception Room Two - 6.22m x 3.53m (20'5" x 11'7")

Guest WC

Fitted Kitchen - 3.05m x 2.84m (10'0" x 9'4")

Utility Room - 2.87m x 6.4m (9'5" (max, narrowing to 4'0") x 21'0")

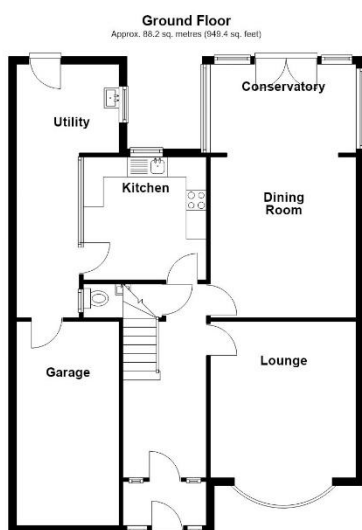
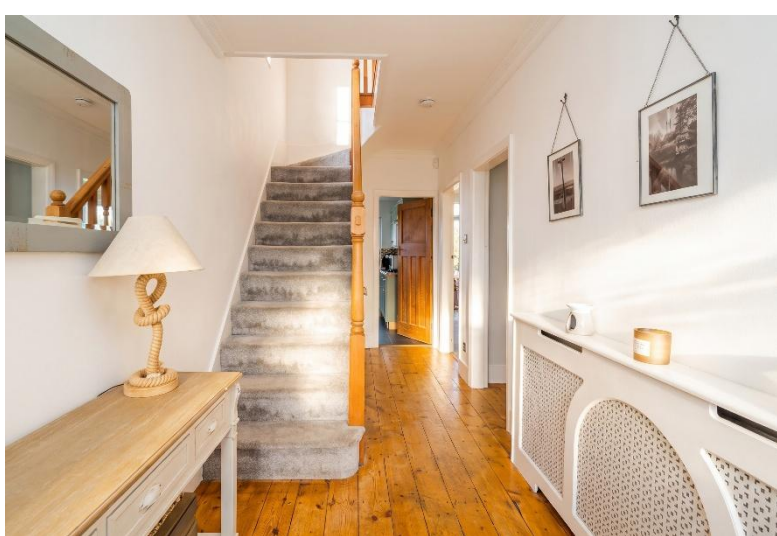
Bedroom One to Front - 4.95m x 3.61m (16'3" x 11'10")

Bedroom Two to - 4.14m x 3.38m (13'7" x 11'1" (max)

Bedroom Three to Rear - 2.87m x 2.87m (9'5" x 9'5")

Family Bathroom to Front

Garage - 5.28m x 2.24m (17'4" x 7'4")



Total area: approx. 139.1 sq. metres (1497.8 sq. feet)

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Shirley
Solihull
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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.