



smarthomes

Hall Dale Close

Hall Green, Birmingham

- A Well Presented Three Bedroom Detached Family Home
- Fitted Kitchen/Diner & Conservatory
- South Facing Rear Garden
- Side Garage & Driveway Parking

Offers Over £335,000

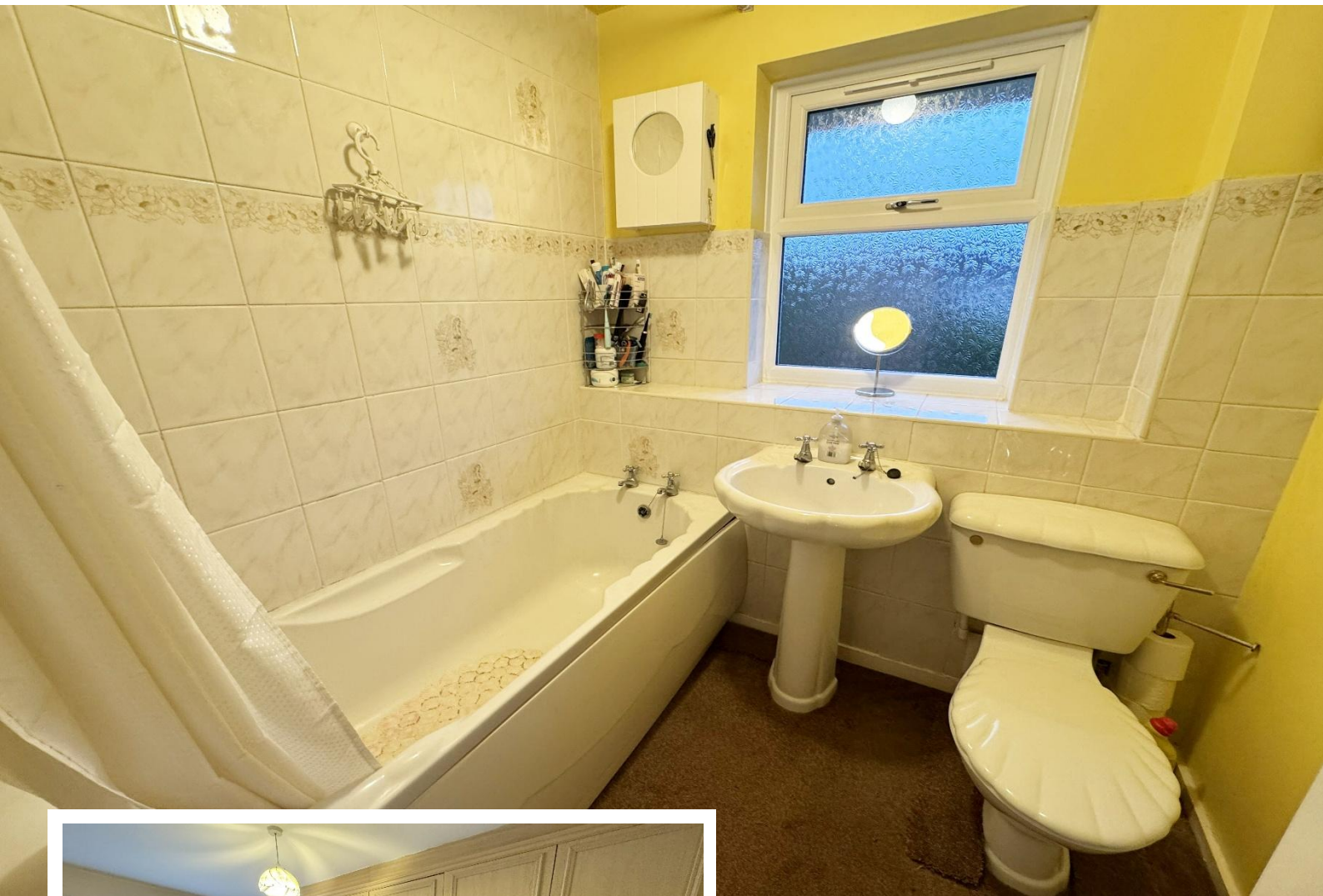
Current EPC Rating - C
Current Council Tax Band - D





Property Description

A well presented detached family home situated in a cul-de-sac location offering superb potential for extension STPP. Offering accommodation comprising a spacious lounge, kitchen/diner, conservatory, guest W.C, three bedrooms, family bathroom, South facing rear garden, side garage and driveway parking



Rooms & Measurements

Lounge to Front 4.3m x 3.8m (14'1" x 12'5")

Kitchen/Diner to Rear 4.8m x 3m (15'8" x 9'10")

Conservatory 3.3m x 3m (10'9" x 9'10")

Bedroom One to Front 3.7m x 2.5m (12'1" x 8'2")

Bedroom Two to Rear 3m x 2.7m (9'10" x 8'10")

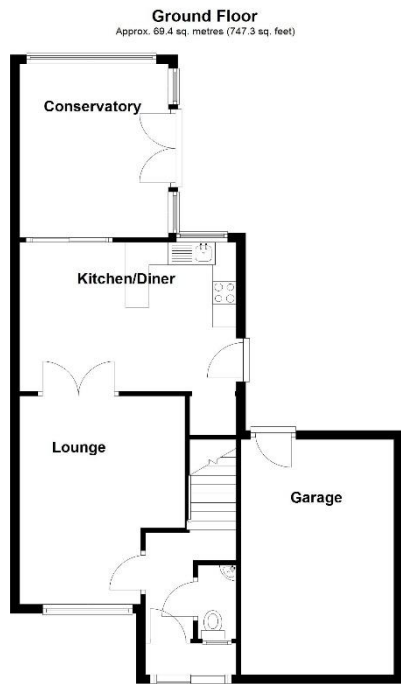
Bedroom Three to Front 2.8m x 2.2m (9'2" x 7'2")

Family Bathroom to Rear 1.9m x 1.6m (6'2" x 5'2")

Side Garage 5.6m x 2.2m (18'4" x 7'2")

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. 106.1 sq. metres (1142.4 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 and 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.