



smarthomes

## Baldwins Lane

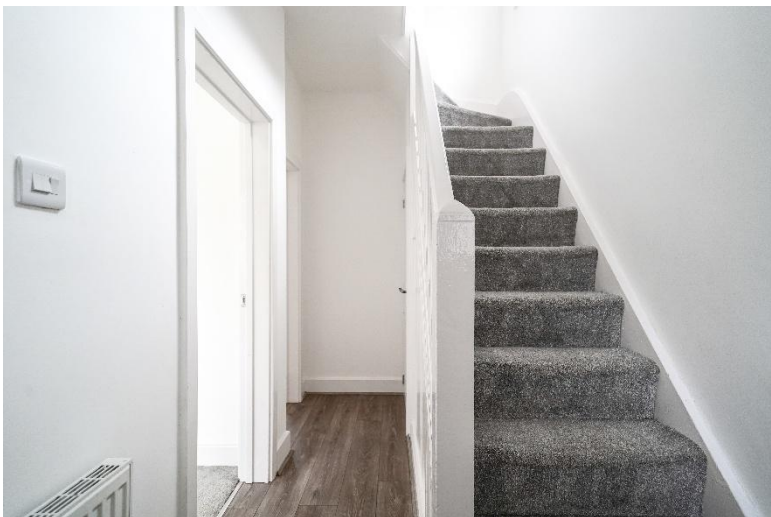
Hall Green, Birmingham

- A Refurbished Three Bedroom Semi Detached Home
- Lounge
- Open Plan Kitchen Diner
- No Upward Chain

**Offers Over £300,000**

Current EPC Rating 63 (D)  
Current Council Tax Band C





## Property Description

A refurbished three bedroom semi detached home benefiting from no upward chain and briefly affording lounge, open plan kitchen diner, family bathroom, rear garden, garage to rear, shared driveway, UPVC double glazing and gas central heating

### 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 vendor  
Current council tax band – C



## Rooms & Measurements

Entrance Hall

Under-Stairs Storage Cupboard

Lounge to Front - 3.9m (into bay) x 3.3m (12'9" x 10'9")

Open Plan Kitchen Diner - 5.1m (max) x 4.1m (16'8" x 13'5")

Bedroom One to Front - 4.1m x 3.1m (13'5" x 10'2")

Bedroom Two to Rear - 4.1m x 3.2m (13'5" x 10'5")

Bedroom Three to Front - 2.2m x 1.8m (7'2" x 5'10")

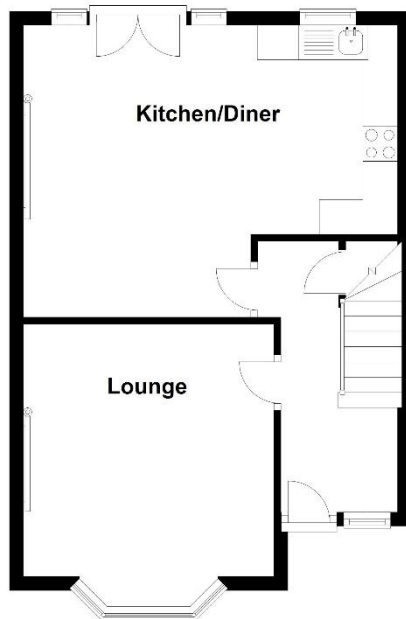
Family Bathroom to Rear - 2.9m x 1.8m (9'6" x 5'10")

Brick Built Garage



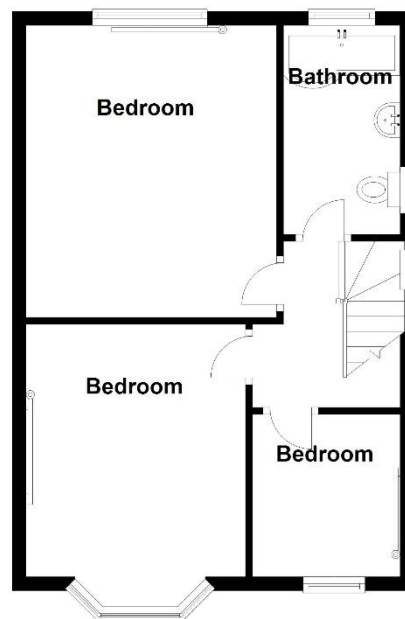
### Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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.