



smarthomes

## Tixall Road

Hall Green, Birmingham

- A Extremely Well Presented & Extended Semi-Detached
- Three Double Bedrooms
- Extended Lounge
- Dining Room
- Extended Breakfast Kitchen
- Utility & Guest WC

**Offers Over £400,000**

Current EPC Rating - D

Current Council Tax Band - D





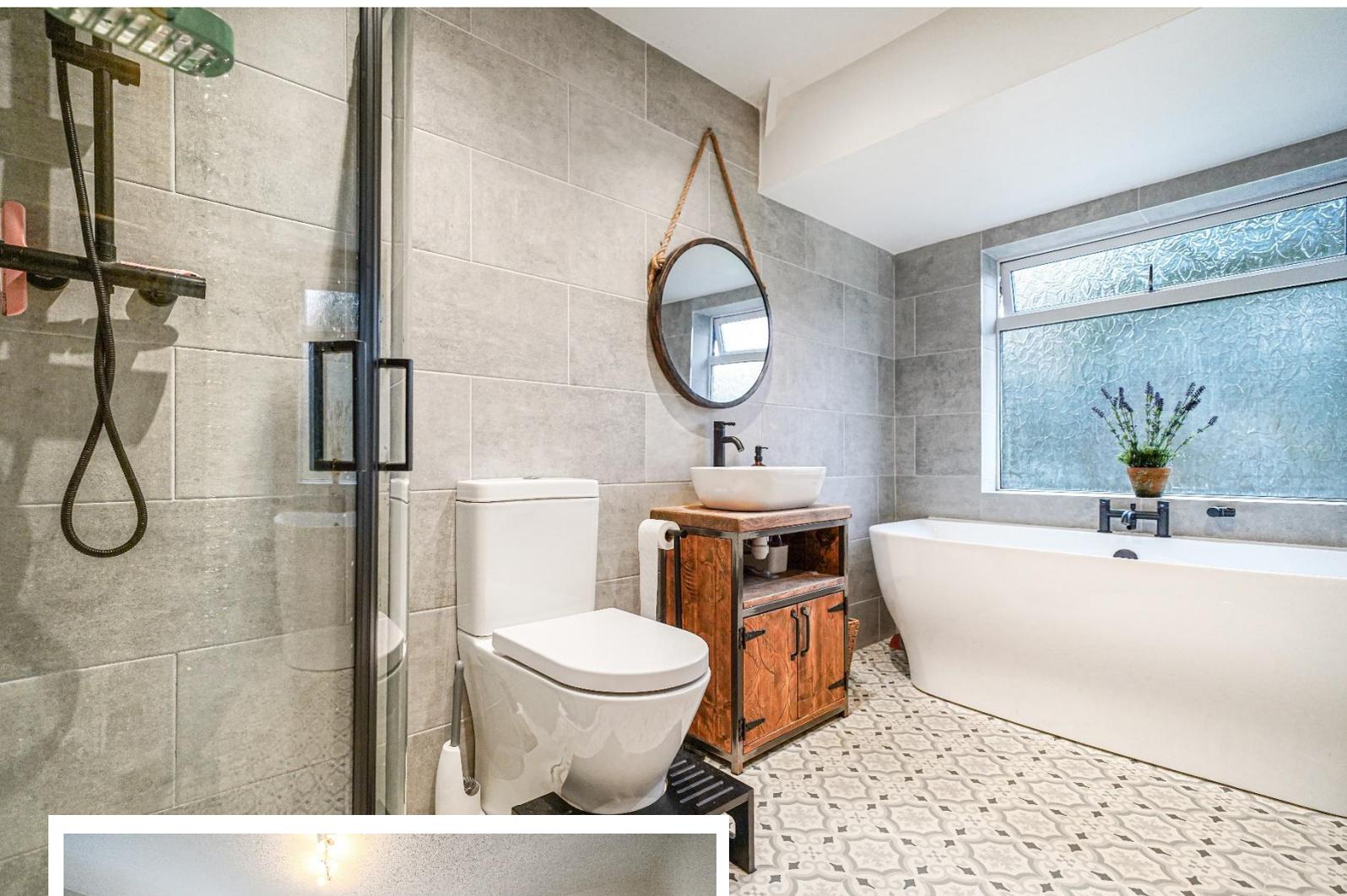
## Property Description

An extremely well presented and extended semi detached property briefly affording three double bedrooms, dining room, extended lounge, extended breakfast kitchen, utility and guest WC, modern four piece family bathroom, delightful rear garden, garage and off-road parking

### 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

Dining Room to Front - 4.6m (into bay) x 3.3m (15'1" x 10'9")

Guest WC

Extended Lounge to Rear - 5.5m x 3.3m (18'0" x 10'9")

Extended Breakfast Kitchen to Rear - 4.9m x 3.4m (16'0" x 11'1")

Utility Room

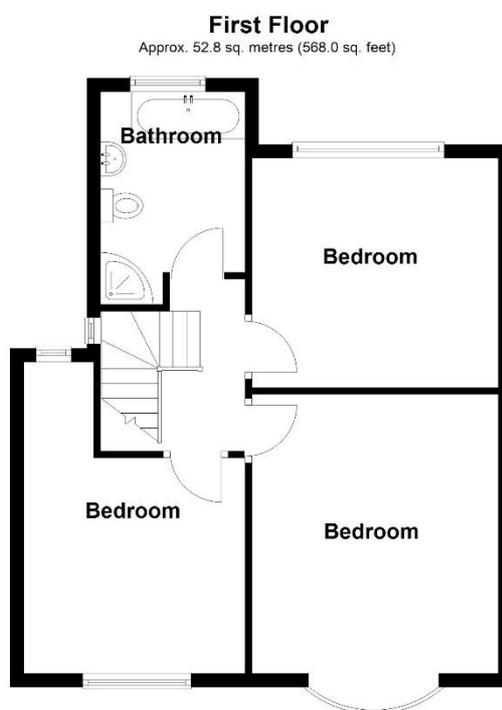
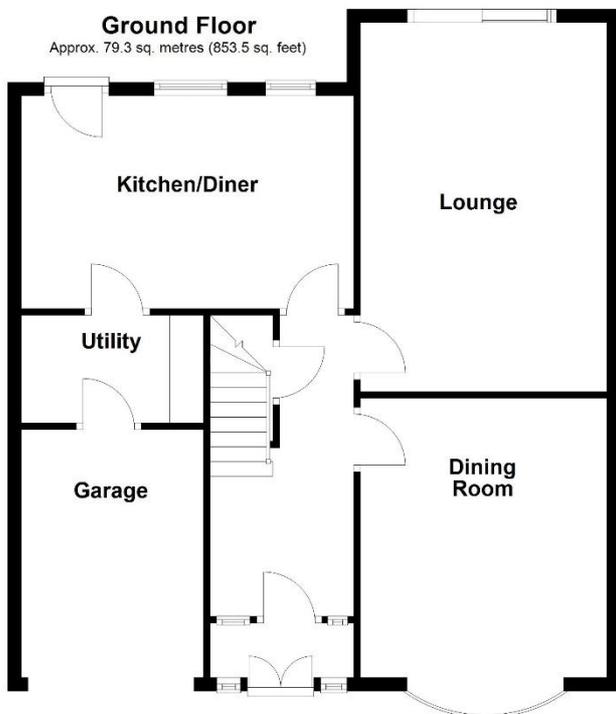
Bedroom One to Rear - 3.7m x 3.3m (12'1" x 10'9")

Bedroom Two to Front - 4.6m (into bay) x 3.3m (15'1" x 10'9")

Bedroom Three to Front - 3.1m x 4.2m (max) (10'2" x 13'9")

Modern Four Piece Family Bathroom to Rear - 3.4m x 1.9m (11'1" x 6'2")

Garage - 4.4m x 2.4m (14'5" x 7'10")



Total area: approx. 132.1 sq. metres (1421.6 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.