



smarthomes

## Fox Hollies Road

Hall Green, Birmingham

- A Well Presented Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

**£350,000**

Current EPC Rating - D  
Current Council Tax Band - C





## Property Description

A well presented three bedroom semi-detached property offered for sale with no upward chain and briefly affording two reception rooms, kitchen, utility area, family bathroom and separate WC, generous private 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 – C



## Rooms & Measurements

Entrance Hall

Reception Room One to Front - 4.5m (into bay) x 3.7m (14'9" x 12'1")

Reception Room Two to Rear - 4.4m (into bay) x 3.5m (14'5" x 11'5")

Fitted Kitchen to Rear - 2.6m x 2.4m (8'6" x 7'10")

Utility Room - 4.7m x 1.6m (15'5" x 5'2")

Bedroom One to Front - 4.6m (into bay) x 3m (15'1" x 9'10")

Bedroom Two to Rear - 4.4m (into bay) x 3.6m (14'5" x 11'9")

Bedroom Three to Front - 3m (into bay) x 2m (9'10" x 6'6")

Separate WC

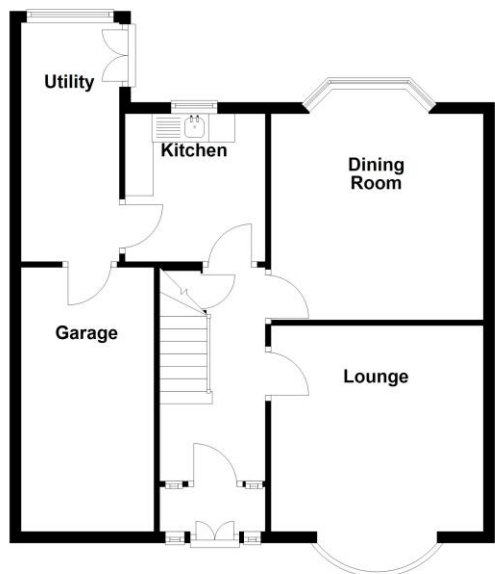
Family Bathroom to Rear - 2.4m x 1.7m (7'10" x 5'6")

Garage - 4.5m x 2m (14'9" x 6'6")



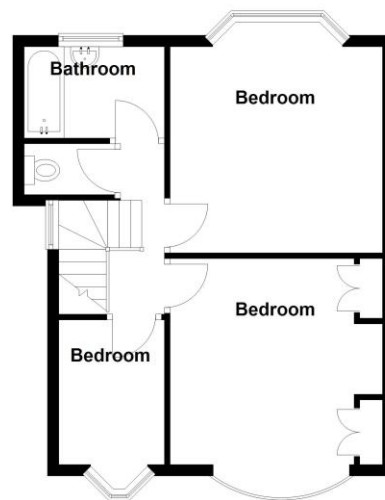
**Ground Floor**

Approx. 63.3 sq. metres (681.6 sq. feet)



**First Floor**

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 107.5 sq. metres (1157.6 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.