smarthomes

Woodvale Road

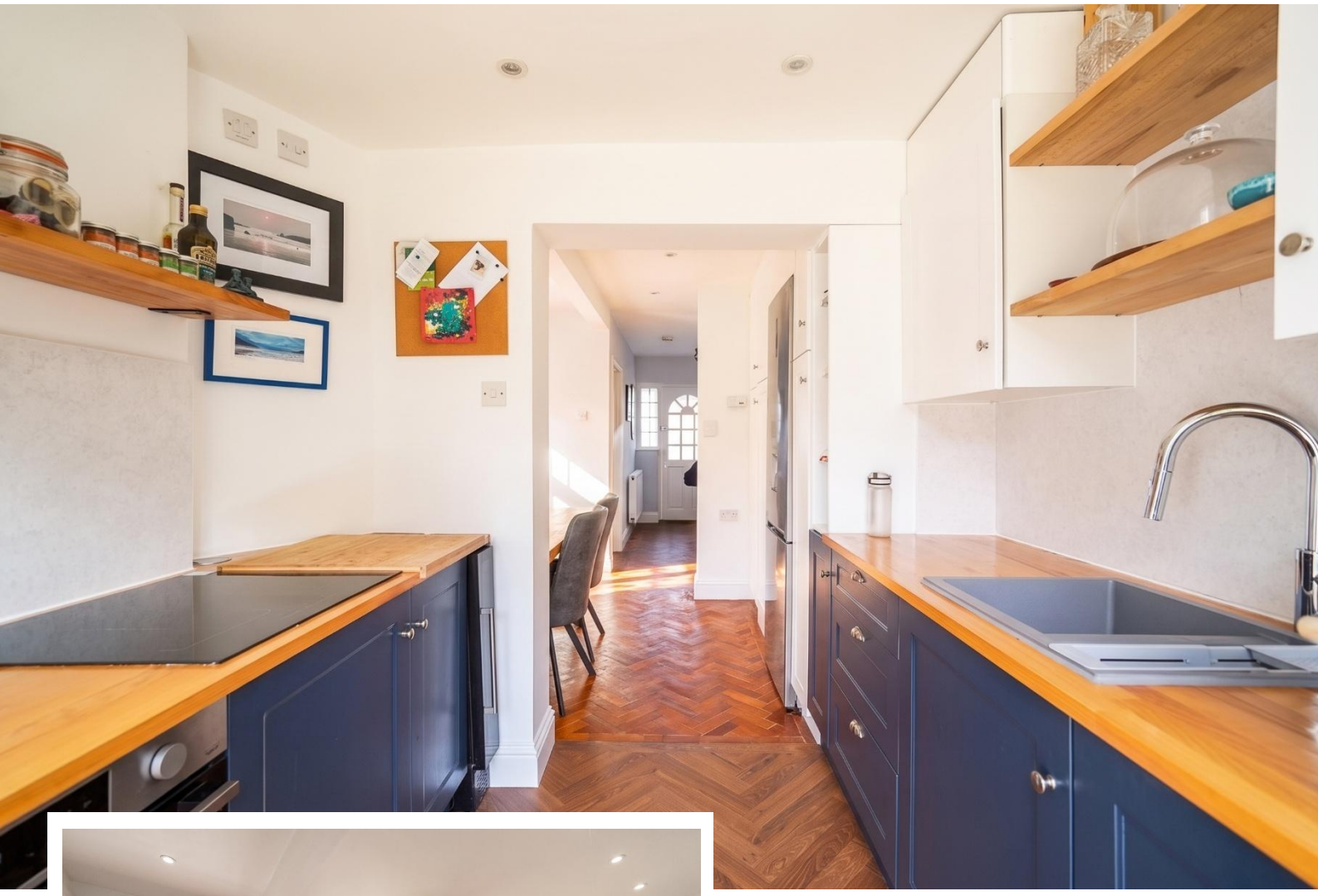
Hall Green, Birmingham

- A An Extremely Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Extended Kitchen
- Lounge & Dining Room
- Detached Home Office/Gym
- No Upward Chain

£290,000

Current EPC Rating - D

Current Council Tax Band - C



Property Description

An extremely well presented and extended semi-detached family home situated in a cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising lounge, dining room, extended kitchen, guest W.C, three bedrooms, family bathroom, driveway parking and a private South/Westerly facing rear garden with a detached home office/gym

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

Lounge to Front
3.7m x 3m (12'1" x 9'10")

Dining Room to Rear
4.2m x 3.7m (13'9" x 12'1")

Extended Kitchen to Rear
2.4m x 1.6m (7'10" x 5'2")

Guest W.C

Bedroom One to Rear
3.7m x 2.9m (12'1" x 9'6")

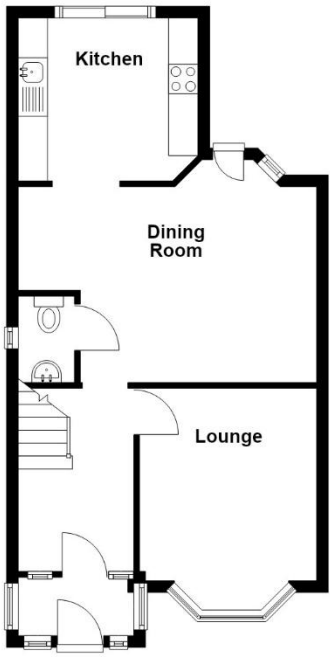
Bedroom Two to Front
3.8m x 2.4m (12'5" x 7'10")

Bedroom Three to Front
2m x 1.8m (6'6" x 5'10")

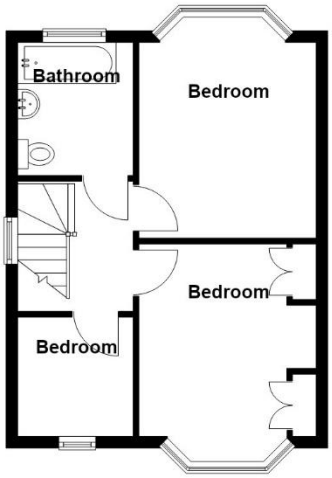
Family Bathroom to Rear
2m x 1.7m (6'6" x 5'6")

Detached Home Office/Gym
3.7m x 2.7m (12'1" x 8'10")

Ground Floor
Approx. 45.6 sq. metres (490.9 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 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 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.