



smarthomes

Fox Hollies Road

Hall Green, Birmingham

- A Very Well Maintained Five Bedroom Family Home
- Extended & Re-Fitted Open Plan Family Kitchen/Diner
- Extensive West Facing Rear Garden with Rear Workshop
- Re-Fitted Family Shower Room & Modern Family Bathroom

Offers Over £475,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A substantially extended and completely refurbished period semi-detached property situated in a most convenient location. Offering accommodation comprising a superb open plan family kitchen/diner, separate lounge, utility area, guest W.C, five good size bedrooms over two floors, family bathroom, family shower room, driveway parking and an extensive West facing rear garden with large rear workshop



Rooms & Measurements

Lounge to Front 4.4m x 3.8m (14'5" x 12'5")

Superb Extended Open Plan Family Kitchen/Diner 10m max x

Bedroom One to Front 3.7m x 3.4m (12'1" x 11'1")

Bedroom Two to Rear 4m x 3.3m (13'1" x 10'9")

Bedroom Three to Front 2.6m x 2.5m (8'6" x 8'2")

Family Shower Room to Rear 2.5m x 1.8m (8'2" x 5'10")

Bedroom Four to Rear 3.8m x 3m (12'5" x 9'10")

Bedroom Five to Front 4.6m x 3m (15'1" x 9'10")

Family Bathroom to Rear

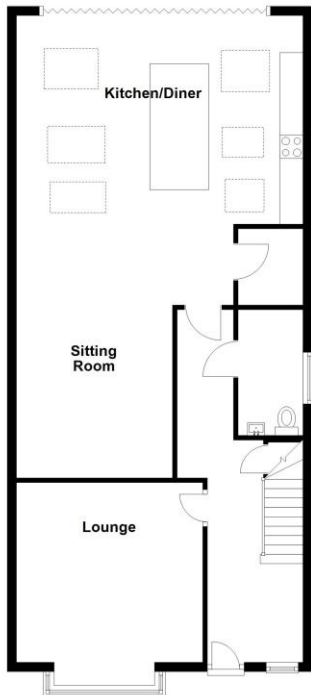
Large Rear Workshop 6.1m x 4.4m (20'0" x 14'5")

Tenure

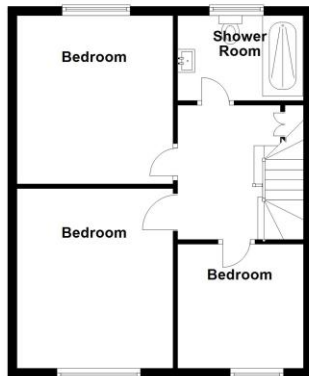
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



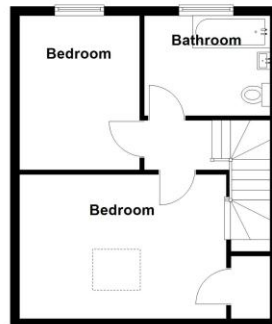
Ground Floor
Approx. 87.9 sq. metres (945.7 sq. feet)



First Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



Second Floor
Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 171.2 sq. metres (1843.3 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.