

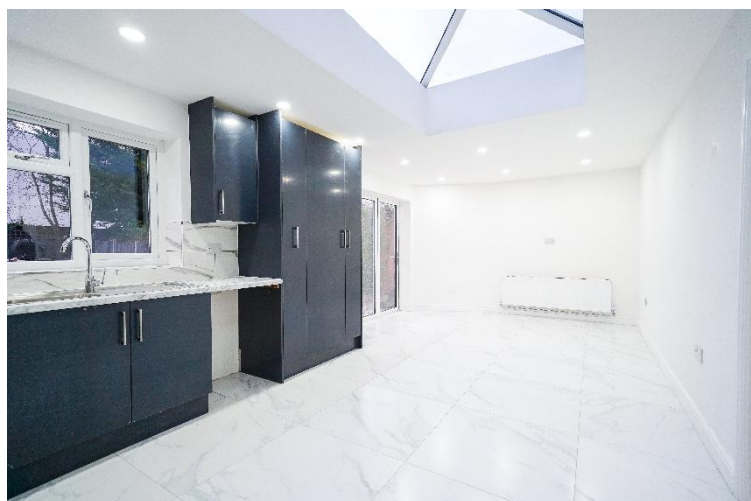


**Delamere Road**  
Hall Green, Birmingham

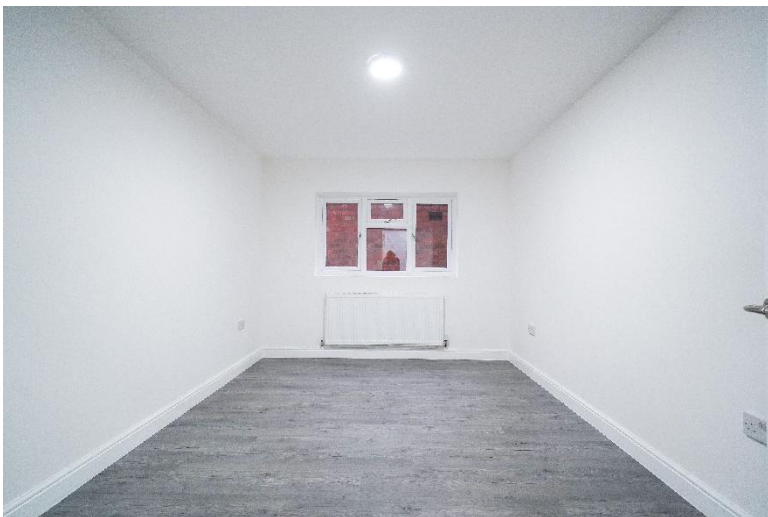
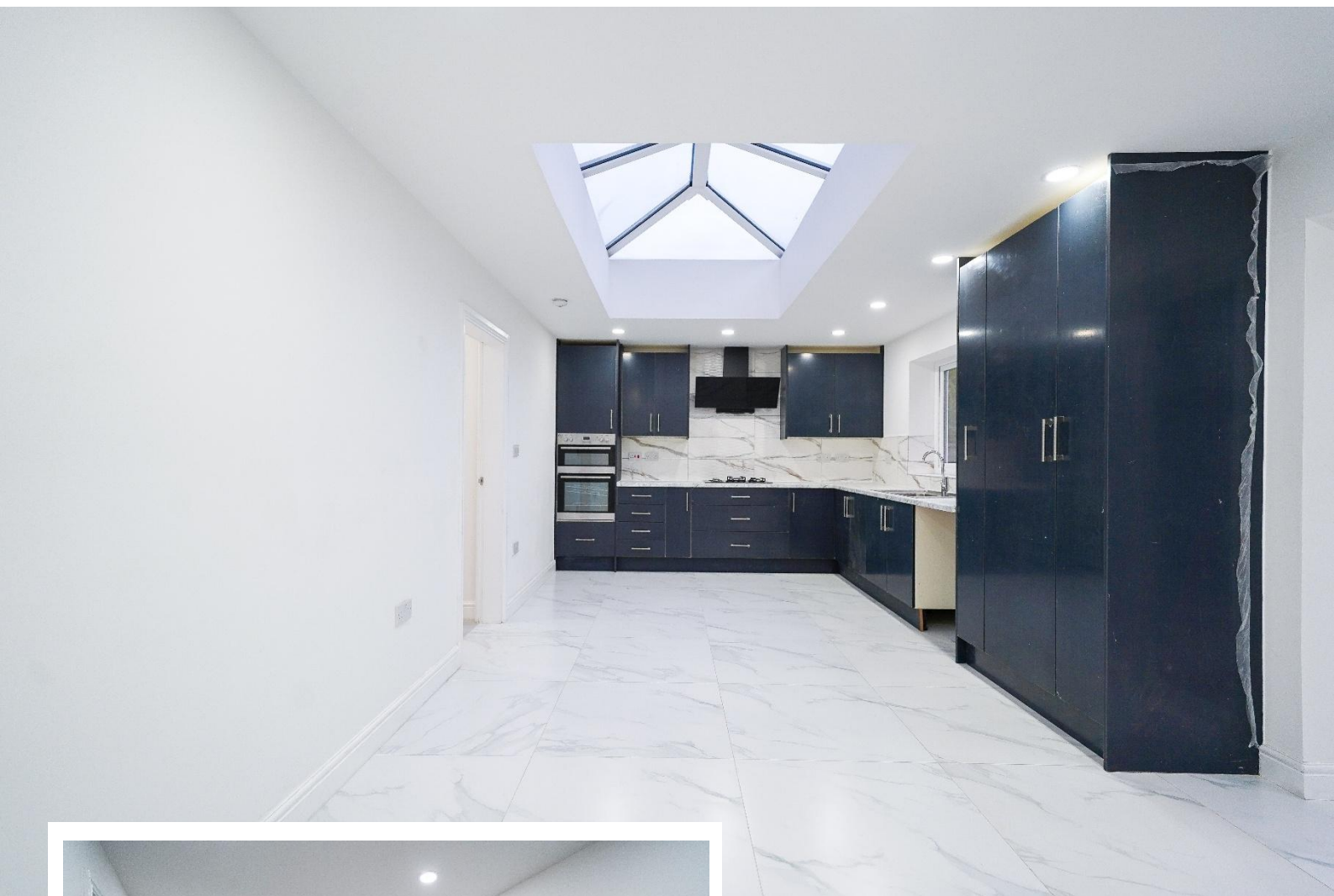
- A Beautifully Presented Four Double Bedroom Family Home
- Re-Fitted Kitchen/Diner, Bathroom & Shower Room
- Rear Garden & Driveway Parking
- No Upward Chain

**£450,000**

Current EPC Rating - TBC  
Current Council Tax Band - C







## Property Description

A completely refurbished and extended detached dormer bungalow situated in a cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, extended kitchen/diner, utility room, ground floor four piece family bathroom, two ground floor double bedrooms, two first floor double bedrooms, first floor family shower room, rear garden and driveway parking





## Rooms & Measurements

Spacious Lounge to Front 5.7m x 3.2m (18'8" x 10'5")

Extended Kitchen/Diner to Rear 7.6m x 3.4m (24'11" x 11'1")

Utility Room 2.2m x 1.4m (7'2" x 4'7")

Bedroom One to Front 4.5m x 2.3m (14'9" x 7'6")

Bedroom Two to Side 4.1m x 2.9m (13'5" x 9'6")

Re-Fitted Family Bathroom to Side 2.3m x 1.7m (7'6" x 5'6")

Dual Aspect Bedroom Three 6m x 3m (19'8" x 9'10")

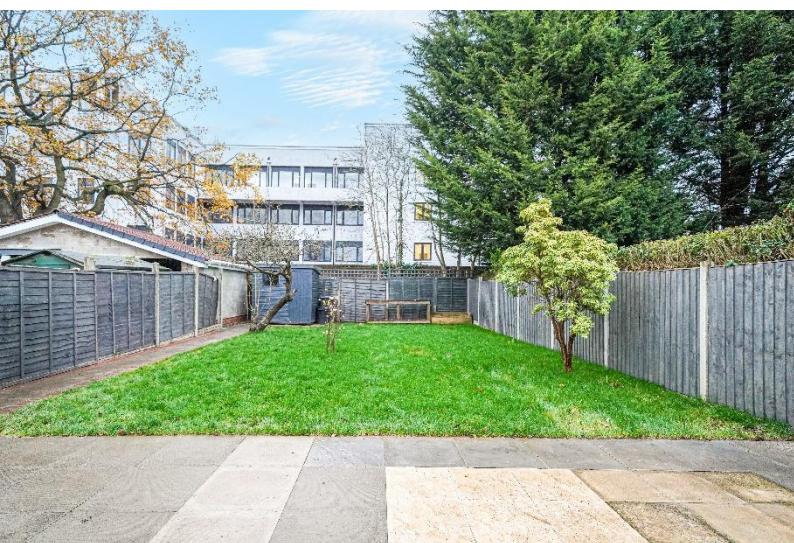
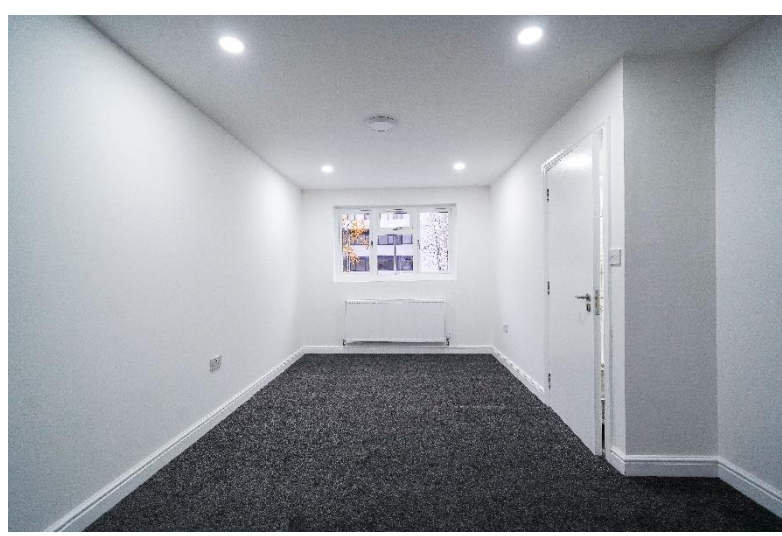
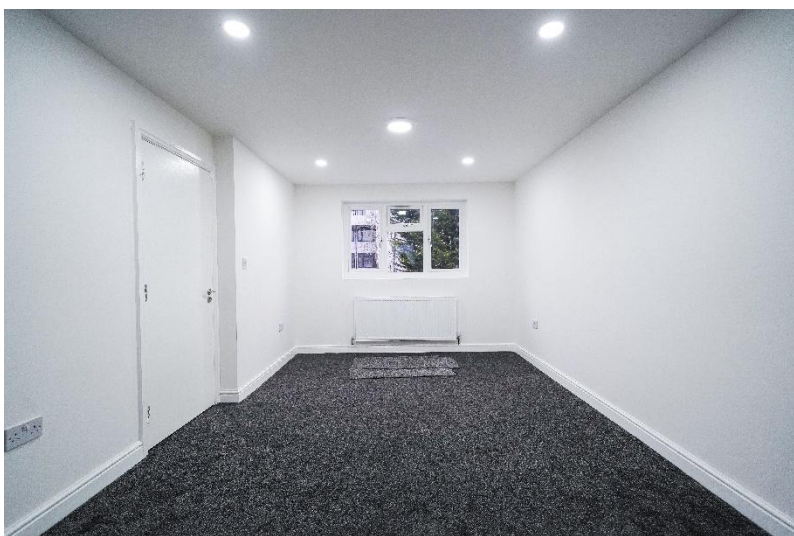
Dual Aspect Bedroom Four 6m x 3.2m (19'8" x 10'5")

Modern Shower Room to Rear 1.8m x 1.6m (5'10" x 5'2")

### 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





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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.