



**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")

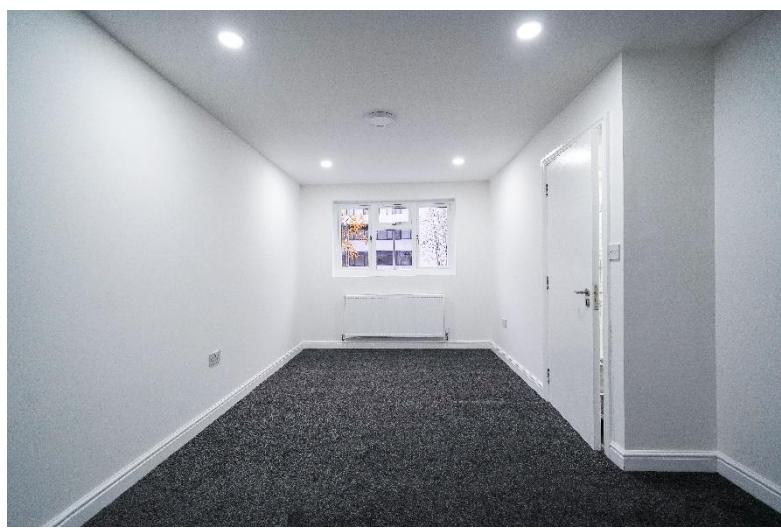
Dual Aspect Bedroom Three 6m x 3m (19'8" x 9'10")

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



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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