



smarthomes

## Shirley Road

Hall Green, Birmingham

- A Well Presented & Extended Semi-Detached Property
- Four Bedrooms
- Two Reception Rooms + Office/Study/Fifth Bedroom
- Extended Breakfast Kitchen

**Offers Over £440,000**

Current EPC Rating - 64 (D)  
Current Council Tax Band - D





## Property Description

A well presented and extended four bedroom semi-detached property offering two reception rooms, office/study, extended breakfast kitchen, utility room, guest WC, family bathroom and separate WC, large long rear garden off-road parking and garage

### 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 vendor  
Current council tax band – D



## Rooms & Measurements

Entrance Hall

Dining Room to Front - 4.3m (into bay) x 3.1m (14'1" x 10'2")

Lounge to Rear - 4.6m x 3.9m (15'1" x 12'9")

Guest WC

Extended Breakfast Kitchen to Rear - 5.8m x 3.8m (max) (19'0" x 12'5")

Utility Room - 2m x 1.9m (6'6" x 6'2")

Office/Study to Front - 4.8m x 2.1m (15'8" x 6'10")

Bedroom One to Front - 4.5m (into bay) x 3.2m (14'9" x 10'5")

Bedroom Two to Rear - 4.5m x 2.9m (to wardrobes) (14'9" x 9'6")

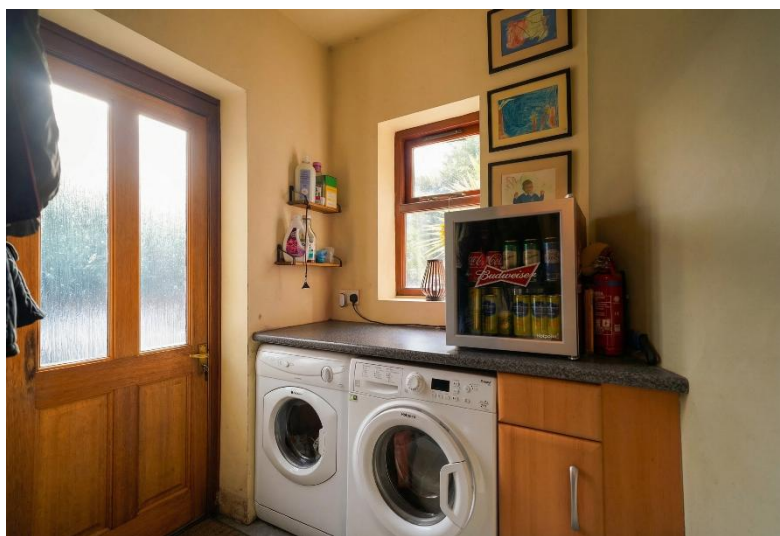
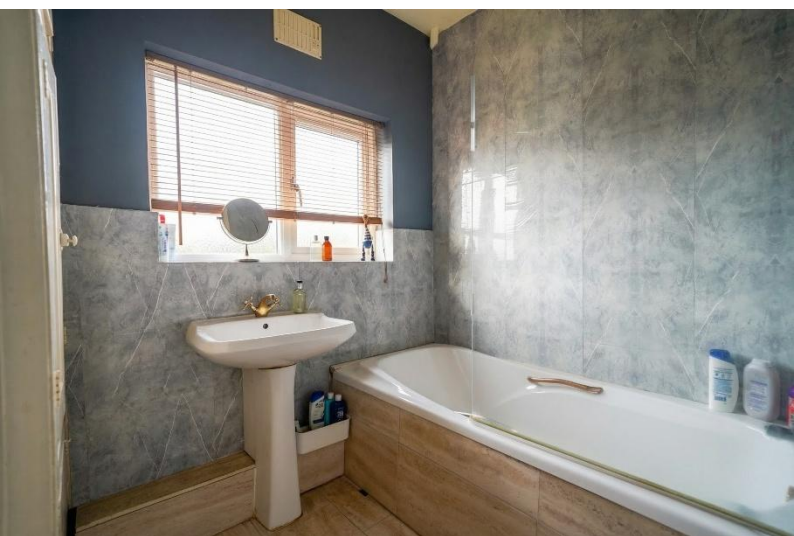
Bedroom Three to Front - 4.1m x 2.1m (13'5" x 6'10")

Bedroom Four to Rear - 2m (to door recess) x 2.3m (6'6" x 7'6")

Separate WC

Family Bathroom to Rear - 2.6m (to door recess) x 2.4m (8'6" x 7'10")

Garage - 4.5m x 3.3m (14'9" x 10'9")



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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 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.