



Shaftmoor Farm Road, Hall Green, B28 8EN

£400,000

- A Recently Constructed Three Storey Town House
- Three/Four Double Bedrooms
- Modern Open Plan Family Dining Kitchen
- Versatile Home Office/Snug
- Jack & Jill En-Suite Shower Room
- Family Bathroom
- Guest WC
- South East Facing Rear Garden
- Off Road Parking
- Spacious & Versatile Family Accommodation



SCAN TO VIEW  
VIRTUAL TOUR



- Welcoming Entrance Hall
- Versatile Snug/Home Office to front - 2.01m x 2.49m (6'7" x 8'2")
- Guest WC to front
- Kitchen Area - 3.1m x 2.92m (10'2" x 9'7")
- Open Plan Lounge Diner to rear - 4.19m x 4.27m (13'9" x 14'0")
- Versatile Lounge/Bedroom Four to rear - 4.19m x 3.12m (13'9" x 10'3")
- Bedroom to front - 4.19m x 3.12m (13'9" x 10'3")
- Family Bathroom to side - 1.83m x 2.03m (6'0" x 6'8")
- Bedroom to rear - 3.53m x 3.12m (11'7" x 10'3")
- Jack & Jill Shower Room to side - 1.78m x 2.11m (5'10" x 6'11")
- Bedroom to front - 4.19m x 3.07m (13'9" x 10'1")
- South East Facing Rear Garden

A recently constructed & beautifully presented three storey town house offering spacious and versatile family accommodation with three/four double bedrooms, snug/home office, modern open plan family dining kitchen, first floor lounge/bedroom four, spacious principle bedroom with Jack & Jill shower room, family bathroom, guest WC, South East facing rear garden and off road parking.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	94
B (81-91)	85
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: C  
 EPC Rating: B  
 Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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