



## Bushmore Road Hall Green, Birmingham

- An Extended Four/Five Bedroom Family Home
- Fitted Kitchen & Three Shower Rooms
- East Facing Rear Garden
- Spacious Through Lounge/Diner & Utility Area

**£375,000**

Current EPC Rating - C  
Current Council Tax Band - C



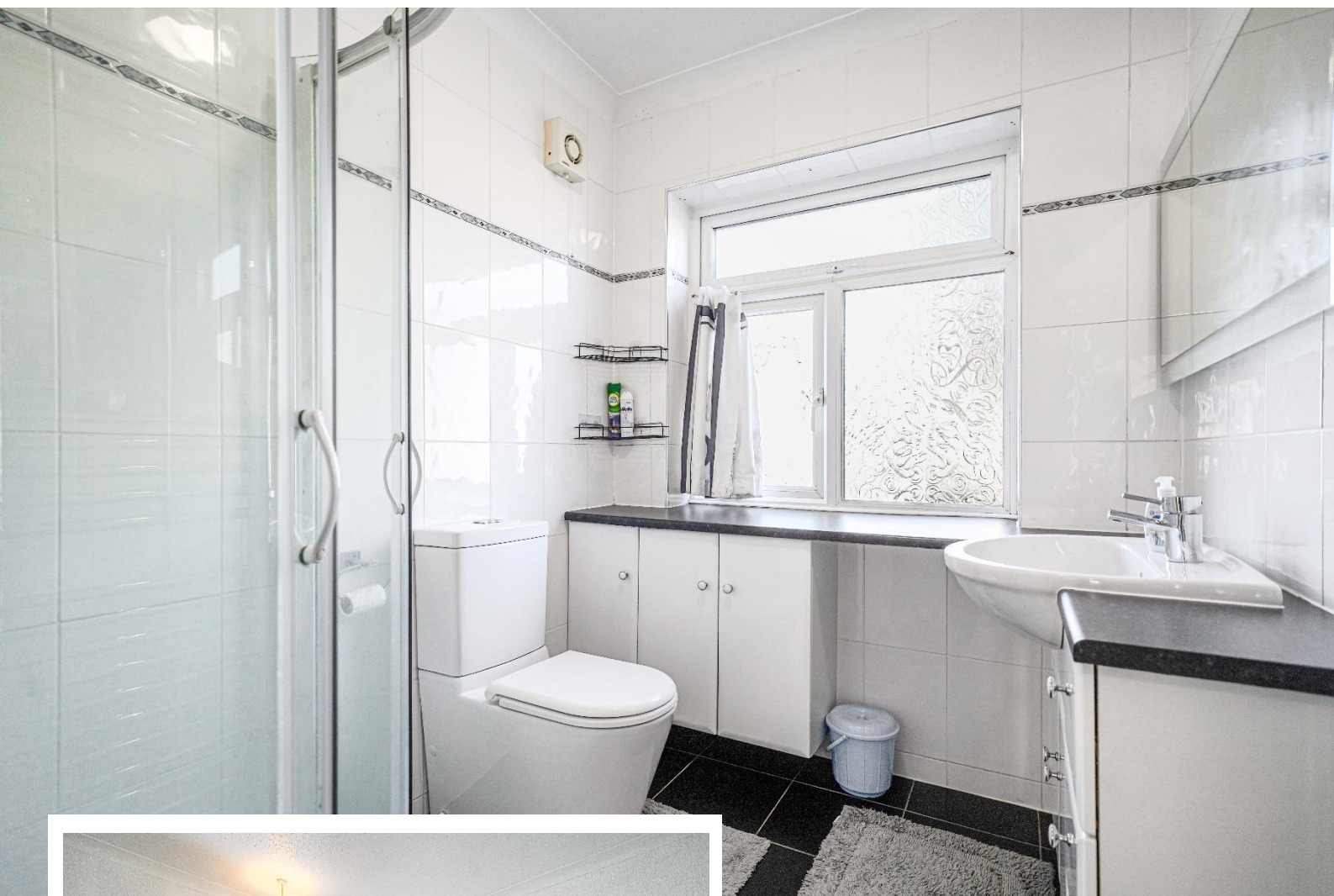




## Property Description

An extended four/five bedrooms semi-detached family home situated in a most popular location and benefiting from no upward chain. Offering accommodation comprising a spacious through lounge/diner, fitted kitchen, guest W.C, ground floor bedroom five, utility area, ground floor shower room, four good size first floor bedrooms, en-suite shower room, family bathroom, rear garden and driveway parking





## Rooms & Measurements

Spacious Through Lounge/Diner 8.13m x 4.01m (26'8" (into bay) x 13'2" (max)

Kitchen to Rear 3.45m x 2.01m (11'4" x 6'7")

Reception Room/Ground Floor Bedroom Five to Front 5.03m x 2.18m (16'6" x 7'2")

Utility Area 2.82m x 1.09m (9'3" x 3'7")

Ground Floor Wet Room to Rear 2.01m x 1.09m (6'7" x 3'7")

Bedroom One to Front 5.56m max x 2.21m max (18'3" max x 7'3" max)

Bedroom Two to Front 4.6m x 3.18m (15'1" (into bay) x 10'5")

Bedroom Three to Rear 3.58m x 2.46m (11'9" x 8'1")

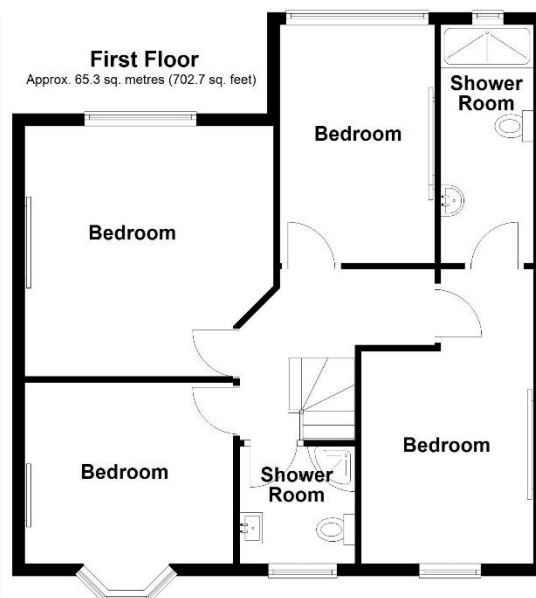
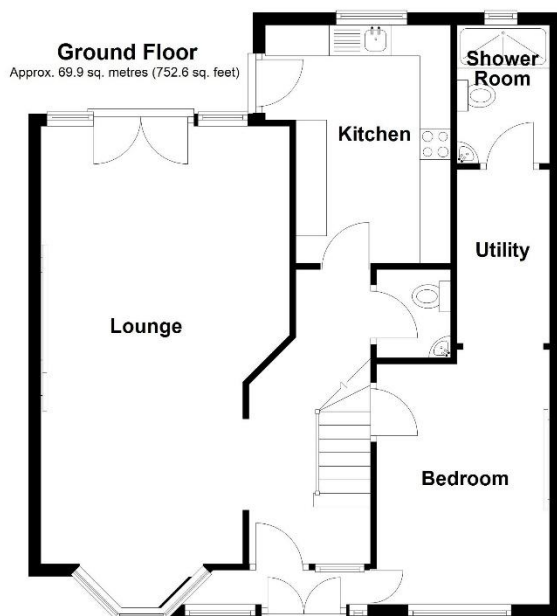
Bedroom Four to Rear 3.71m x 3.66m (12'2" x 12'0" (max)

Family Shower Room to Front 2.13m x 1.75m (7'0" x 5'9")

### 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





Total area: approx. 135.2 sq. metres (1455.3 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.