



smarthomes

Bushmore Road

Hall Green, Birmingham

- An Extended Three Bedroom Semi Detached Property
- Offering The Potential To Extend (STPP)
- Two Reception Rooms
- Extended Kitchen

£325,000

Current EPC Rating - 60 (D)
Current Council Tax Band - C





Property Description

An extended three bedroom semi detached property situated in a convenient location and offering potential to extend (STPP) two reception rooms, extended kitchen, family bathroom and separate WC, superb easterly facing rear garden, garage and driveway parking

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



Rooms & Measurements

Entrance Hall

Reception Room One to Front - 4.6m (into bay) x 3.1m (15'1" x 10'2")

Reception Room Two to Rear - 5m (into half bay) x 3.9m (16'4" x 12'9")

Extended Kitchen to Rear - 4.4m x 2.5m (14'5" x 8'2")

Side Passage

Bedroom One to Front - 4.6m (into bay) x 3.1m (15'1" x 10'2")

Bedroom Two to Rear - 3.6m x 3.1m (11'9" x 10'2")

Bedroom Three to Front - 2.1m x 1.8m (6'10" x 5'10")

Separate WC to Front

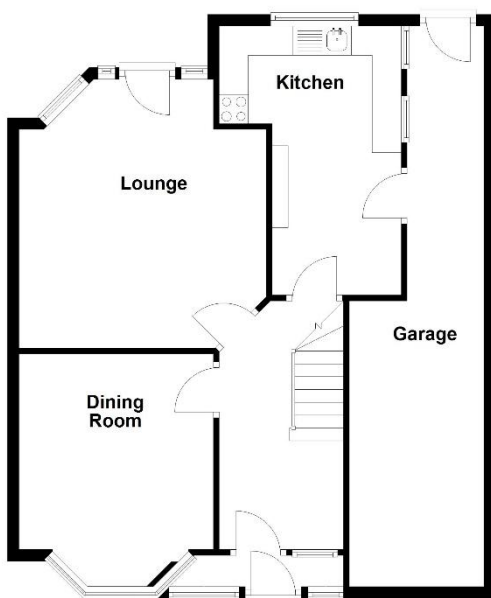
Family Bathroom to Rear - 2.5m x 2m (8'2" x 6'6")

Garage - 5.3m x 2.4m (17'4" x 7'10")



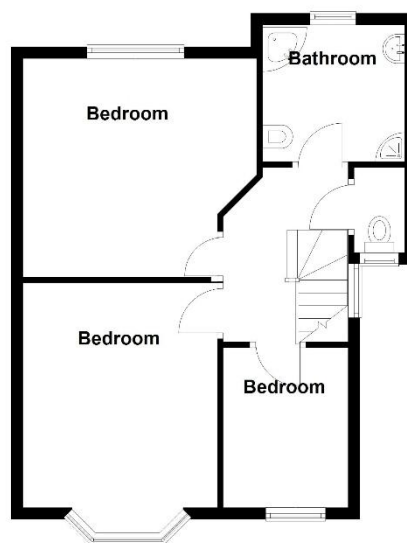
Ground Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



Total area: approx. 119.4 sq. metres (1285.3 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.