



smart homes

## The Holdens

Hall Green, Birmingham

- A Lovely Four Bedroom Detached Family Home
- Re-Fitted Kitchen & Two Reception Rooms
- Modern En-Suite Shower Room & Modern Family Bathroom
- Pleasant Rear Garden, Garage & Driveway Parking

**£450,000**

Current EPC Rating - C  
Current Council Tax Band - E





## Property Description

A very well presented four bedroom detached family home situated on a good sized plot and offering great potential for extension (STPP), lounge, dining room, breakfast kitchen, guest WC, master en suite, family bathroom, rear garden, garage and off-road 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 vendor. Current council tax band – E



## Rooms & Measurements

Lounge to Front 3.1m x 4.9m (10'2" x 16'0")

Dining Room to Rear 3.7m x 2.6m (12'1" x 8'6")

Modern Breakfast Kitchen to Rear 4m x 2.5m (13'1" x 8'2")

Master Bedroom to Rear 3.6m x 3.2m (11'9" x 10'5")

En-Suite Shower Room to Side

Bedroom Two to Front 3.2m x 3m (10'5" x 9'10")

Bedroom Three to Rear 1.9m x 3.1m (6'2" x 10'2")

Bedroom Four to Front 2.8m x 1.9m (9'2" x 6'2")

Family Bathroom to Side 2.3m x 1.2m (7'6" x 3'11")

Side Garage 5.2m x 2.3m (17'0" x 7'6")



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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

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.