

smarthomes

Fallowfield Avenue

Hall Green, Birmingham

- An Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Extended Utility
- South Facing Private Rear Garden
- Potential To Extend (STPP)

£300,000

Current EPC Rating - TBC

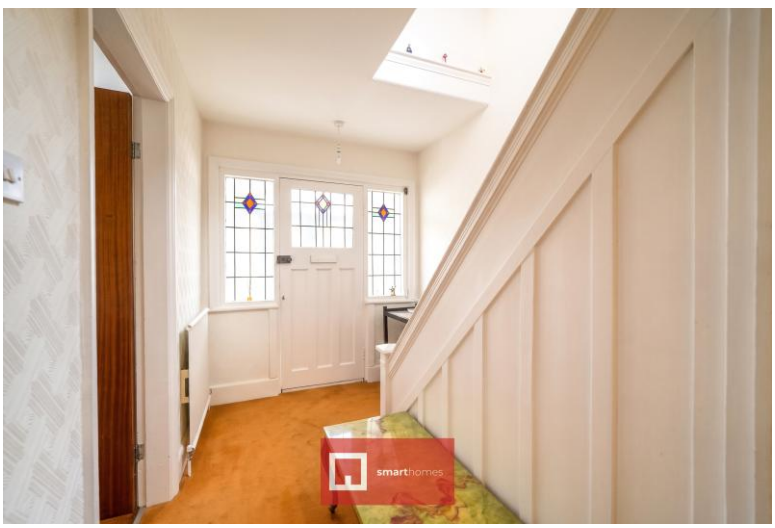
Current Council Tax Band - C











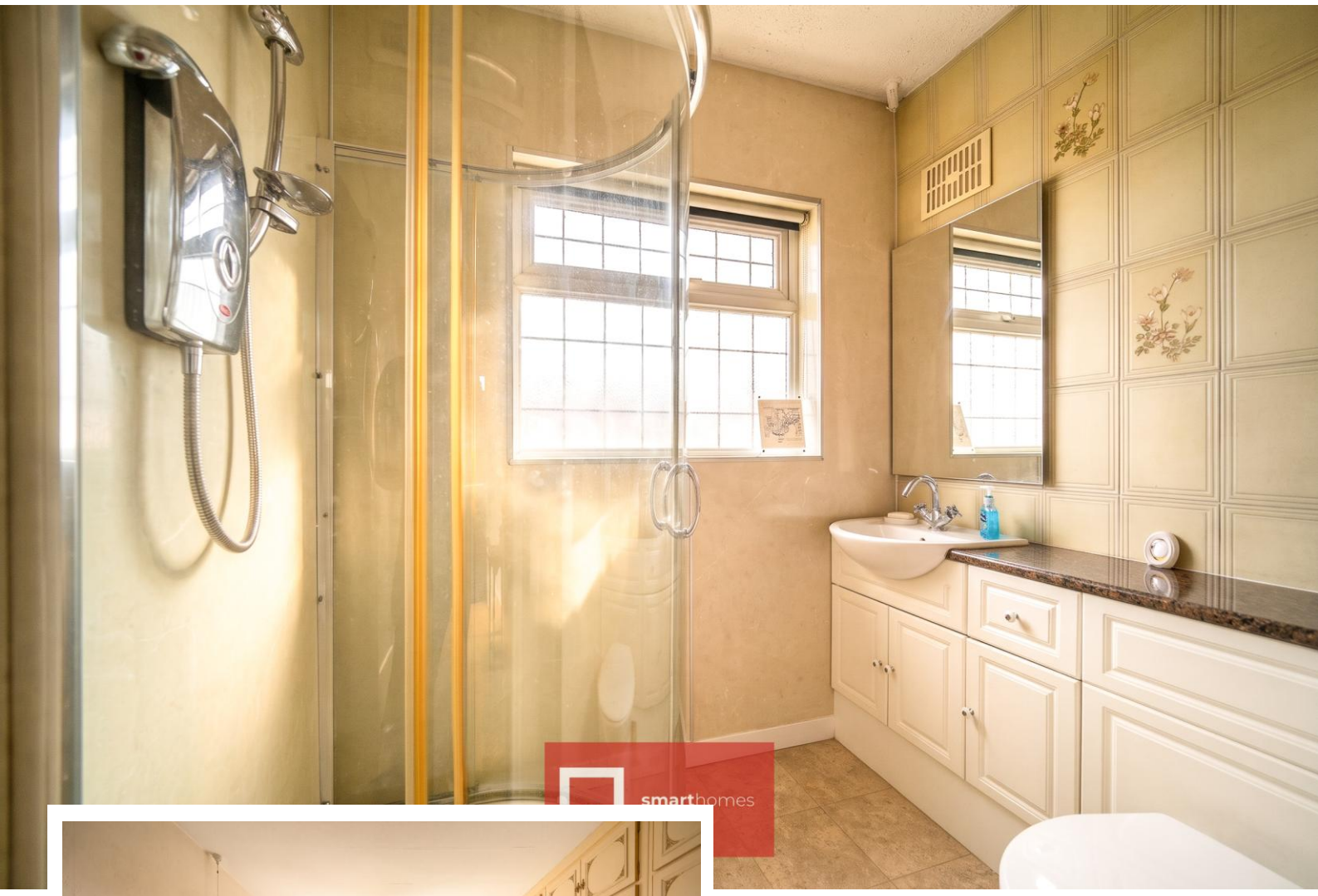
Property Description

A three bedroom extended semi-detached property offered for sale with no upward chain with accommodation briefly affording two reception rooms, kitchen and extended utility room offering superb potential to create a spacious open plan kitchen/family room, guest WC, family shower room, South facing rear garden, garage and off-road parking

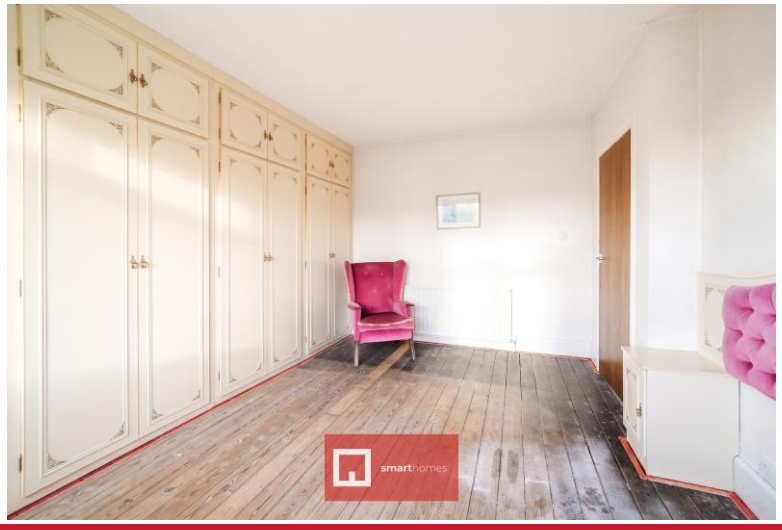
Tenure

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 Nigel Hodges
Current council tax band – C







Rooms & Measurements

Dining Room to Front 3.2m x 3.5m (into bay) (10'5" x 11'5")

Lounge to Rear 4.1m x 3.5m (13'5" x 11'5")

Kitchen to Rear 1.7m x 3.7m (5'6" x 12'1")

Extended Utility to Rear 1.9m x 5.2m (6'2" x 17'0")

Guest WC

Bedroom One to Front 3.5m x 3.2m (11'5" x 10'5")

Bedroom Two to Rear 2.9m x 4m (9'6" x 13'1")

Bedroom Three to Rear 1.7m x 2.6m (5'6" x 8'6")

Family Shower Room to Front 1.9m x 1.7m (6'2" x 5'6")

Garage 4.7m x 2.1m (15'5" x 6'10")









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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.