



Delrene Road

Hall Green, Birmingham

- A Spacious Semi-Detached Family Home
- Two Double Bedrooms and a Spacious Single Bedroom
- Two Reception Rooms
- Conservatory

£315,000

Current EPC Rating 65 (D)
Current Council Tax Band C





Property Description

A spacious semi-detached family home situated in a most popular and convenient location with two double bedrooms and a spacious single bedroom. Offering further accommodation comprising two reception rooms, fitted kitchen, conservatory, family bathroom, separate W.C, rear garden 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

Lounge to Rear - 4.42m x 4.42m (14'6" x 14'6" (into bay)

Reception Room Two to Front - 3.28m x 3.66m (10'9" x 12'0" (into bay)

Kitchen - 3.4m x 1.57m (11'2" x 5'2")

Conservatory/Utility Room to Rear - 2.36m x 2.24m (7'9" x 7'4")

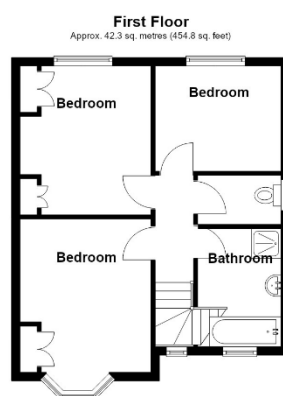
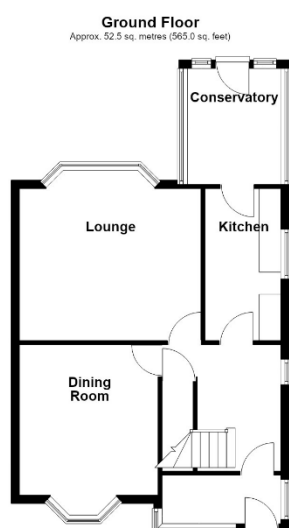
Bedroom One to Front - 3.86m x 3.15m (12'7" x 10'4")

Bedroom Two to Rear - 3.45m x 3.15m (11'4" x 10'4" (into wardrobes)

Bedroom Three to Rear - 2.84m x 2.51m (9'4" x 8'3")

Family Bathroom to Front - 1.73m x 2.51m (5'8" x 8'3")

Separate WC



Total area: approx. 94.7 sq. metres (1019.9 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.