



smarthomes

Dalbury Road

Hall Green, Birmingham

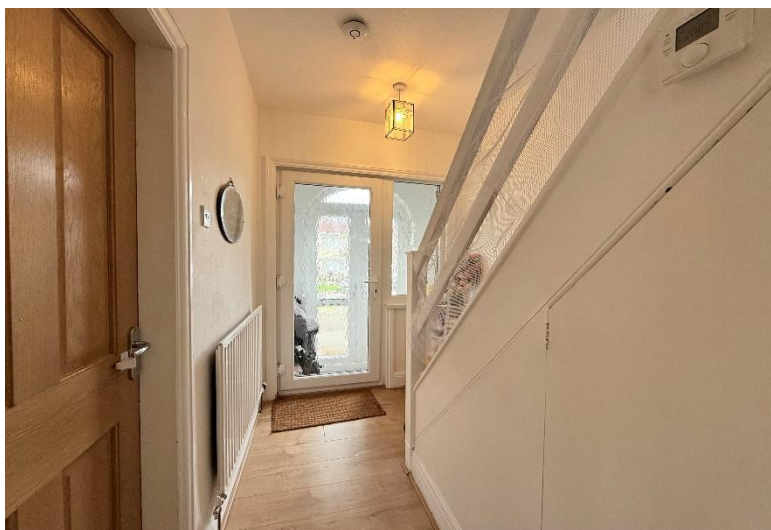
- A Well Presented Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Modern Fitted Kitchen
- South Facing Rear Garden

OIRO £310,000

Current EPC Rating - 58 (D)

Current Council Tax Band - C



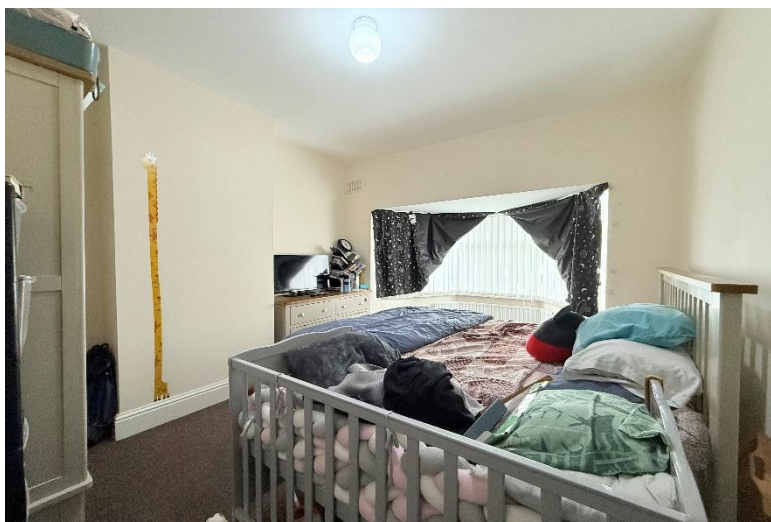


Property Description

A well presented and conveniently situated semi detached family home offering three bedrooms, lounge, dining room, modern fitted kitchen, four piece family bathroom, southerly facing rear garden, garage and off-road parking

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



Rooms & Measurements

Lounge to Front
4.37m x 3.12m (14'4" (into bay) x 10'3")

Dining Room to Rear
3.89m x 3.56m (12'9" x 11'8")

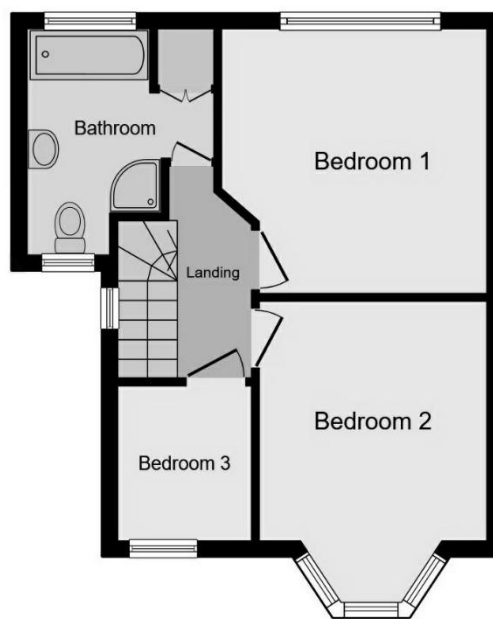
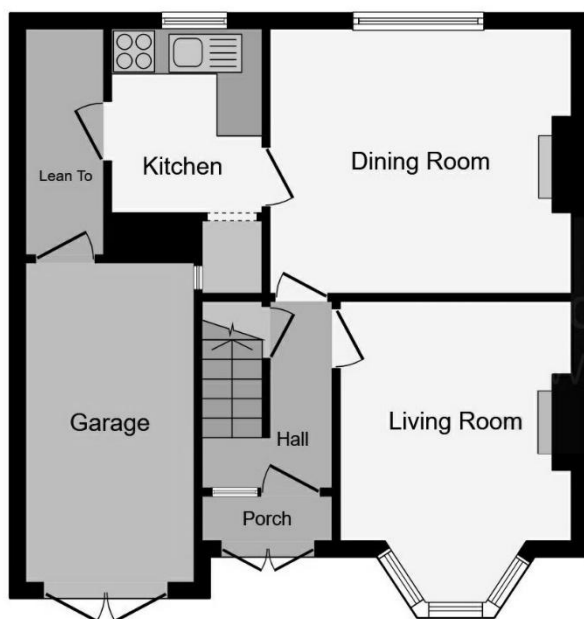
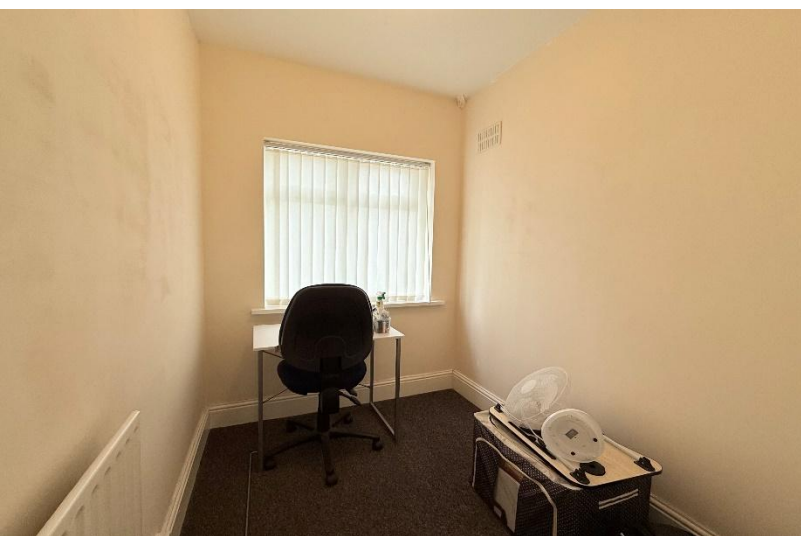
Fitted Kitchen to Rear
2.74m x 2.18m (9'0" x 7'2")

Bedroom One to Front
4.42m x 3.07m (14'6" (into bay) x 10'1")

Bedroom Two to Rear
3.71m x 3.05m (12'2" x 10'0")

Bedroom Three to Front
2.13m x 1.65m (7'0" x 5'5")

Four Piece Family Bathroom to Rear
2.46m x 2.31m (8'1" x 7'7")



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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.