



smarthomes

Stratford Road

Hall Green, Birmingham

- An Extremely Well Presented & Extended Semi-Detached Home
- Three Double Bedrooms
- Extended Lounge Diner
- Dining Room
- Extended Breakfast Kitchen
- No Upward Chain

Offers Over £425,000

Current EPC Rating - 59 (D)
Current Council Tax Band - D





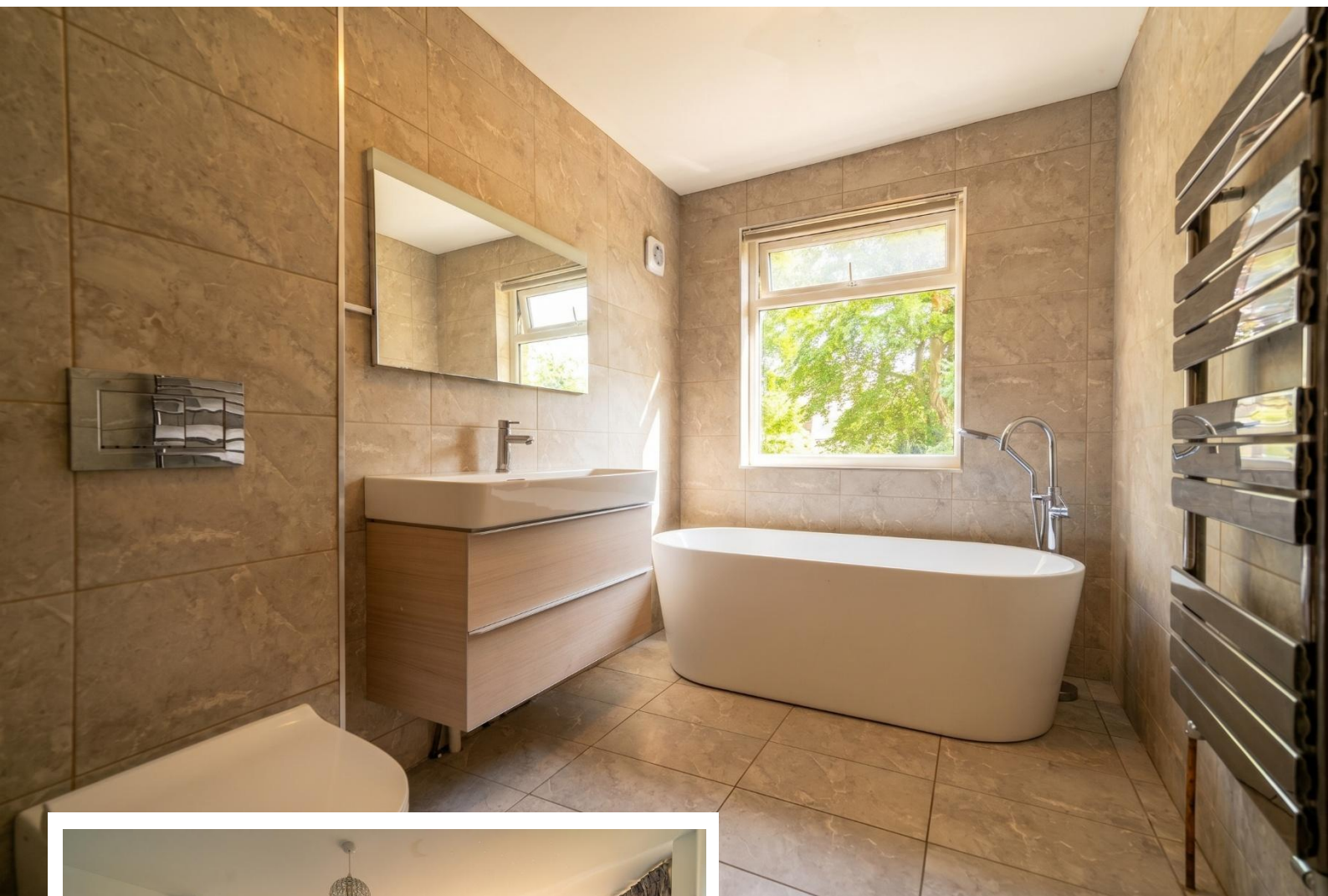
Property Description

An extremely well presented and extended semi-detached family home offering no upward chain, three double bedrooms, dining room, extended lounge diner, extended breakfast kitchen, guest WC, family bathroom, private rear garden, off-road parking, UPVC double glazing and gas central heating

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 – D.



Rooms & Measurements

Entrance Hall

Dining Room to Front - 4m x 2.1m (13'1" x 6'10")

Guest WC

Extended Lounge Diner - 10m x 3.2m (32'9" x 10'5")

Breakfast Kitchen to Rear - 5.1m x 4.2m (16'8" x 13'9")

Bedroom One to Front - 3.7m x 3m (12'1" x 9'10")

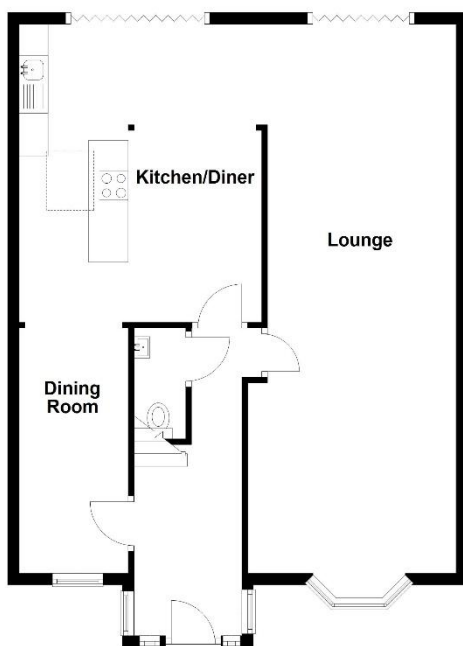
Bedroom Two to Rear - 4.2m x 3m (13'9" x 9'10")

Bedroom Three to Front - 3.1m x 2.1m (10'2" x 6'10")

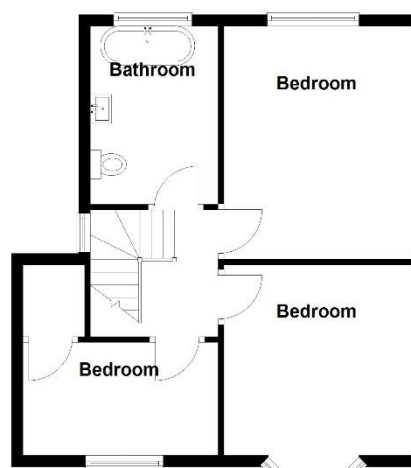
Family Bathroom to Rear - 3m x 1.9m (9'10" x 6'2")



Ground Floor
Approx. 74.6 sq. metres (803.0 sq. feet)



First Floor
Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 120.3 sq. metres (1295.4 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 and 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.