



smarthomes

Primrose Lane

Hall Green, Birmingham

- A Three Good Size Bedroom Semi-Detached Property
- Spacious Lounge, Dining Room & Family Bathroom
- Re-Fitted Kitchen & Guest W.C with Utility Area
- Extensive West Facing Rear Garden

£350,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

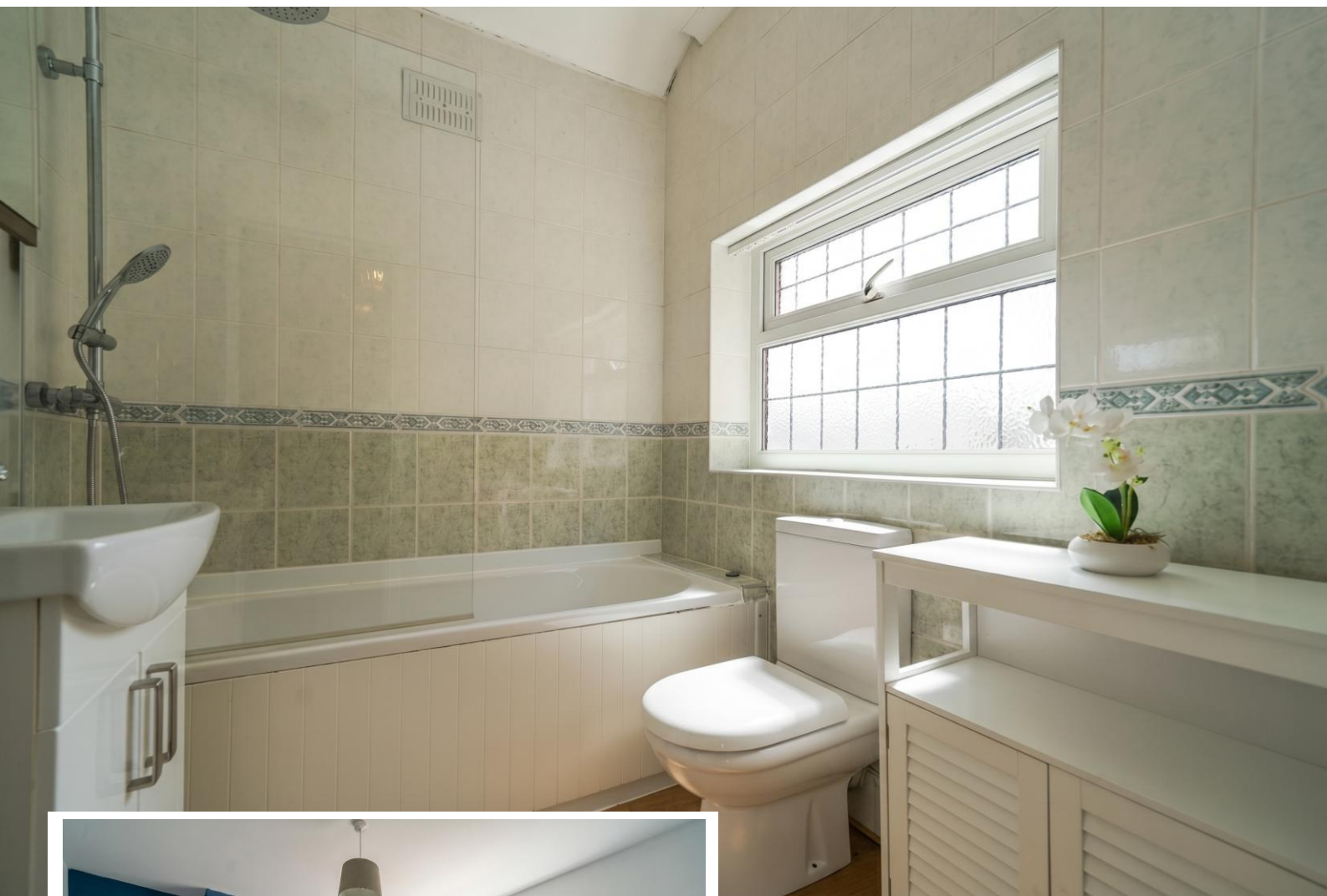
A well presented semi-detached family home situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, re-fitted kitchen, rear lobby, guest W.C & utility area, three good size bedrooms, family bathroom, extensive West facing rear 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 vendor

Current council tax band – D



Rooms & Measurements

Lounge to Front 4.2m x 3.6m (13'9" x 11'9")

Dining Room to Rear 3.6m x 3.4m (11'9" x 11'1")

Re-Fitted Kitchen to Rear 2.5m x 2.3m (8'2" x 7'6")

Rear Lobby 4.4m x 1.5m (14'5" x 4'11")

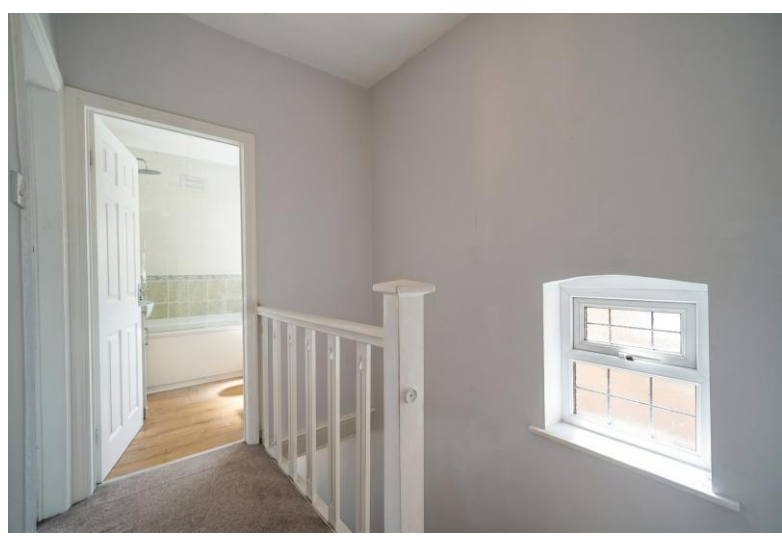
Guest W.C & Utility Area

Bedroom One to Front 3.6m x 3.4m (11'9" x 11'1")

Bedroom Two to Rear 3.6m x 3.4m (11'9" x 11'1")

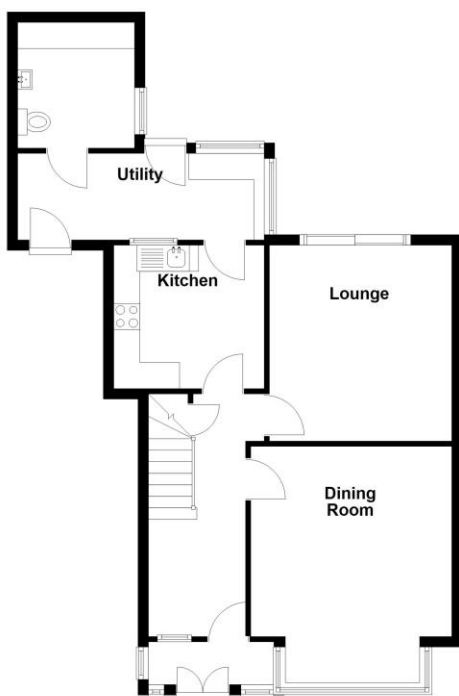
Bedroom Three to Rear 2.4m x 2.4m (7'10" x 7'10")

Family Bathroom to Side 2.1m x 1.7m (6'10" x 5'6")



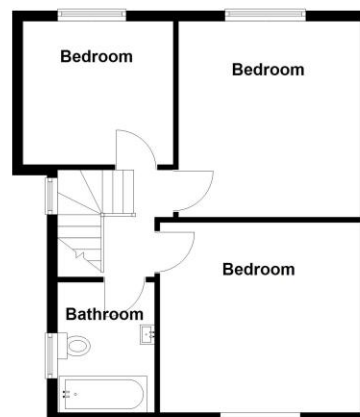
Ground Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 107.7 sq. metres (1159.3 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.