



Shaftmoor Lane

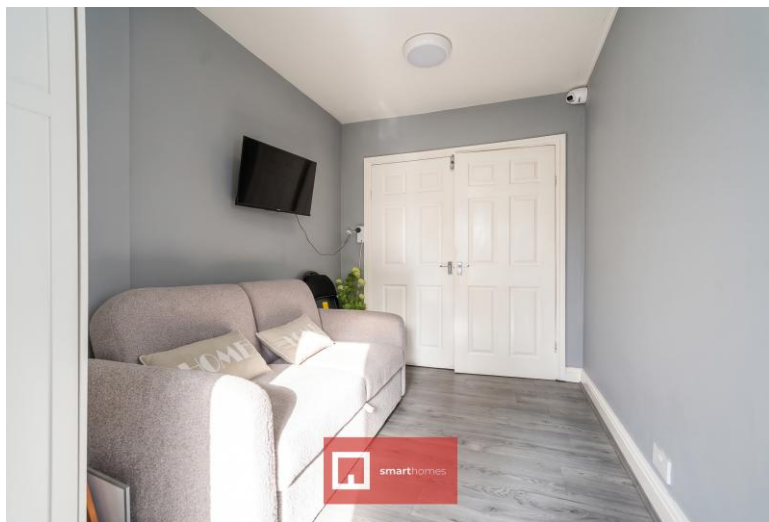
Hall Green, Birmingham

- A Very Well Presented Four Bedroom Family Home
- Open Plan Kitchen/Diner & Spacious Lounge
- Southerly Facing Rear Garden & Driveway Parking
- Ground Floor Shower Room & First Floor Family Bathroom

£290,000

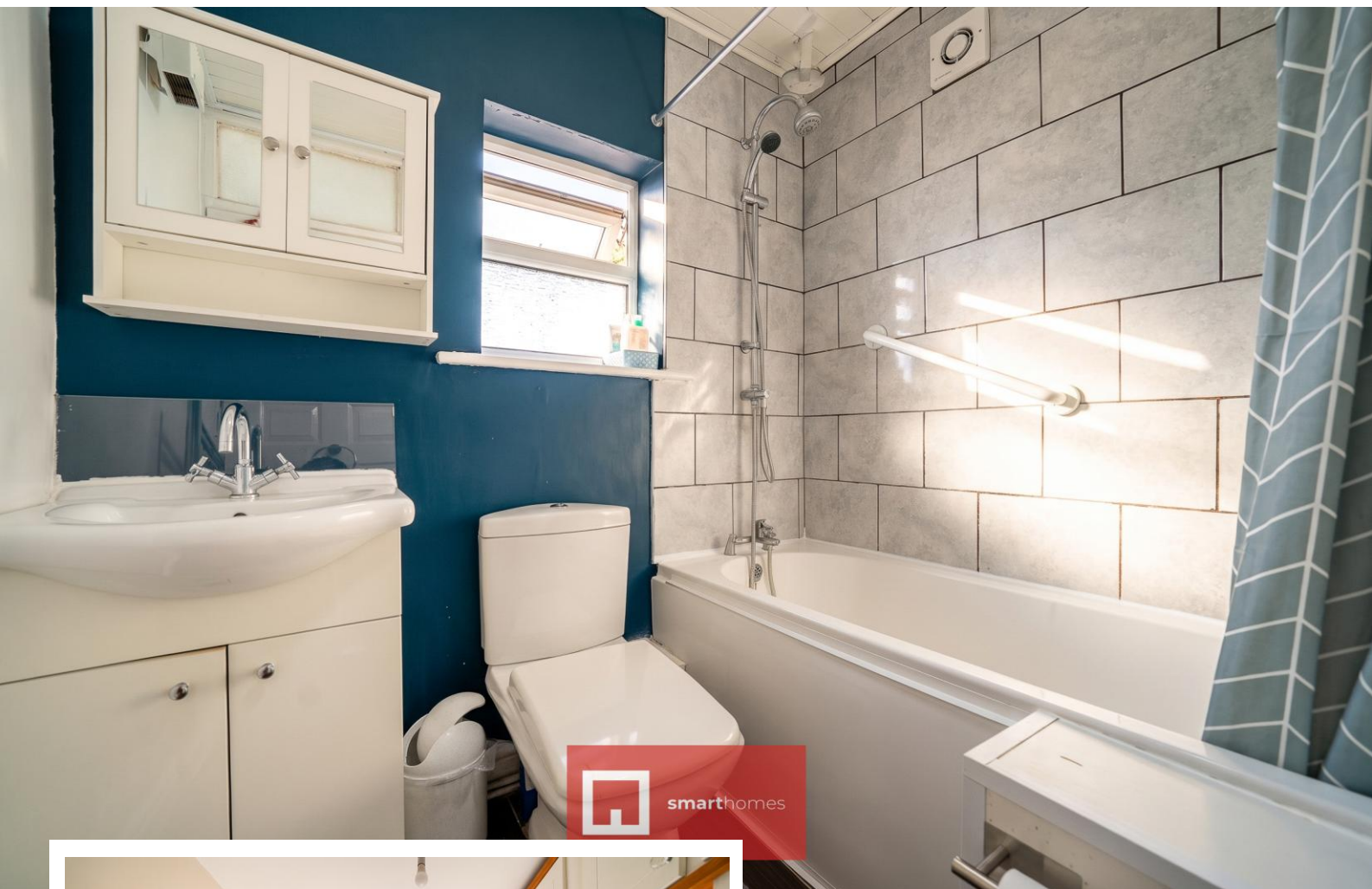
Current EPC Rating - D
Current Council Tax Band - A





Property Description

A very well presented and heavily extended four bedroom end of terrace property benefiting from lounge, modern kitchen diner, ground floor fourth bedroom/family room with ground floor shower room, three piece family bathroom, Southerly facing rear garden and off-road parking



Rooms & Measurements

Lounge to Front 3.6m x 5.4m (11'9" x 17'8")

L Shaped Kitchen Diner to Rear 4.5m x 4.8m (14'9" x 15'8")

Bedroom Four/Family Room to Side 2.2m x 3.2m (7'2" x 10'5")

Ground Floor Shower Room to Rear 1.8m x 2.6m (5'10" x 8'6")

Bedroom One to Front 2.7m x 2.7m (8'10" x 8'10")

Bedroom Two to Rear 2.5m x 3.3m (8'2" x 10'9")

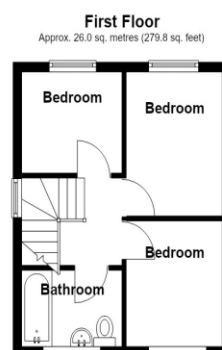
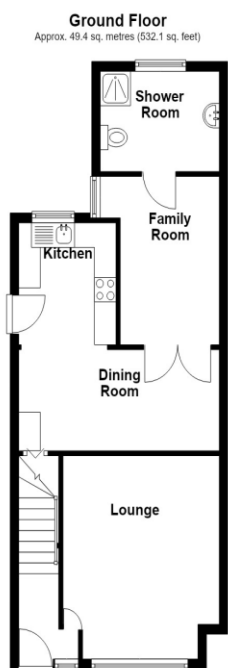
Bedroom Three to Rear 2.2m x 2.4m (7'2" x 7'10")

Three Piece Family Bathroom to Front 1.8m x 2m (5'10" x 6'6")

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 – A



Total area: approx. 75.4 sq. metres (811.9 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.