



smarthomes

Staplehurst Road

Hall Green, Birmingham

- A Charming Beautifully Presented Three Bedroom Family Home
- Extended Fitted Kitchen, Ground Floor Shower Room & Utility Area
- Private Rear Garden, Garage Store & Driveway Parking
- Two Reception Rooms & Family Bathroom

OIRO £415,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A charming and beautifully presented semi-detached family home situated in a most sought after location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, extended breakfast kitchen, modern ground floor shower room and utility area, three good size bedrooms, family bathroom, private rear garden, garage store and driveway parking



Rooms & Measurements

Reception Room One to Front 4.7m x 3.3m (15'5" x 10'9")

Reception Room Two to Rear 5m x 3.3m (16'4" x 10'9")

Extended Breakfast Kitchen to Rear 4.2m x 3m (13'9" x 9'10")

Modern Ground Floor Shower Room 2.5m x 2m (8'2" x 6'6")

Utility Area

Bedroom One to Front 4.9m x 3.3m (16'0" x 10'9")

Bedroom Two to Rear 4.1m x 3.4m (13'5" x 11'1")

Bedroom Three to Front 3m x 2.4m (9'10" x 7'10")

Family Bathroom to Rear 2.7m x 1.9m (8'10" x 6'2")

Tenure

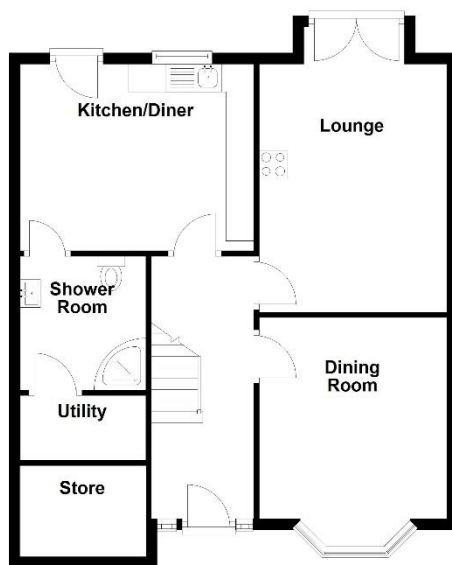
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – D



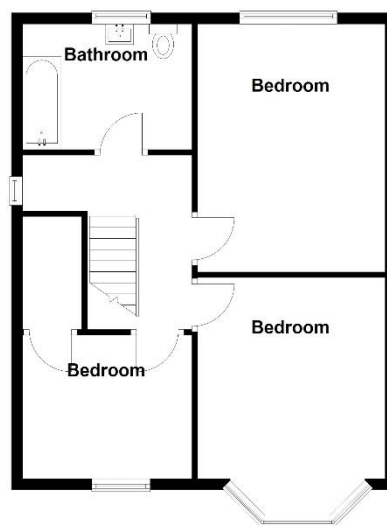
Ground Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 120.1 sq. metres (1292.3 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 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.