smarthomes

Stonor Road

Hall Green, Birmingham

- A Well Presented Four Bedroom Family Home
- Two Reception Rooms, Fitted Kitchen & Family Bathroom
- Well Maintained Rear Garden
- Driveway Parking

Offers Over £340,000

Current EPC Rating - D

Current Council Tax Band - D

Property Description

A well presented four bedroom semi-detached property offering two reception rooms, kitchen, utility area, downstairs bedroom, three first floor bedrooms, separate WC, family bathroom, well maintained rear garden, off-road parking, UPVC double glazing where specified and gas central heating

Rooms & Measurements

Dining Room 4.4m (into bay) x 3.5m (14'5" x 11'5")

Lounge to Front 4.5m (into bay) x 3.8m (14'9" x 12'5")

Kitchen to Rear 2.8m x 2.4m (9'2" x 7'10")

Utility Room to Rear 3m x 1.4m (9'10" x 4'7")

Ground Floor Bedroom to Front 4.3m x 1.9m (14'1" x 6'2")

Bedroom One to Front 4.4m (into bay) x 2.9m (14'5" x 9'6")

Bedroom Two to Rear 4.6m (into bay) x 2.9m (to wardrobes) (15'1" x 9'6")

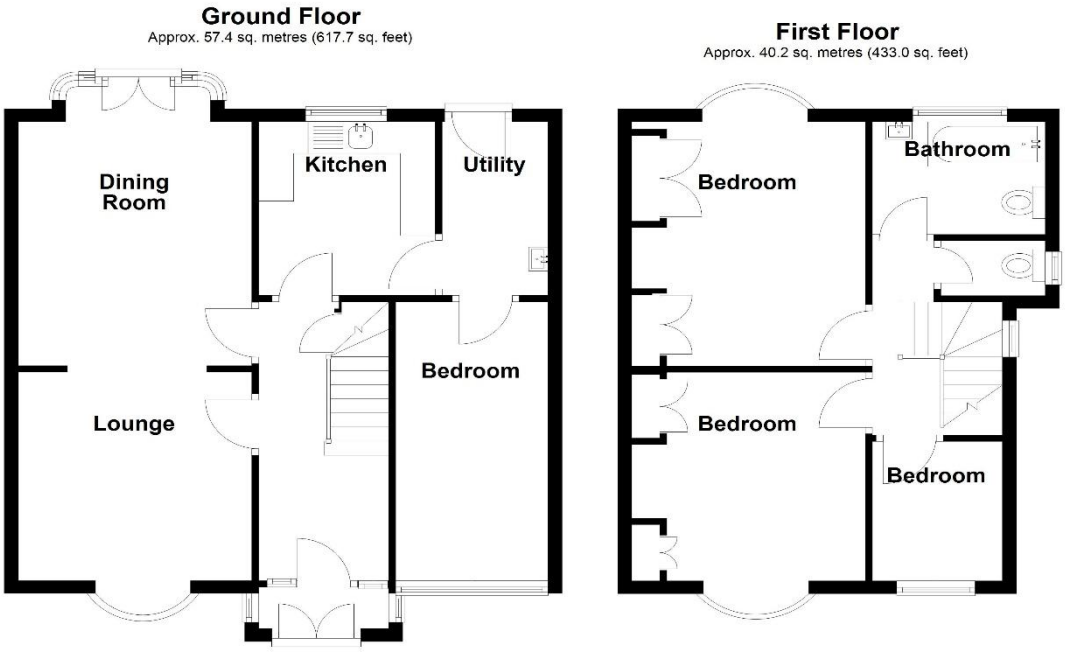
Bedroom Three to Front 2.4m x 2m (7'10" x 6'6")

Family Bathroom to Rear 2.4m x 1.7m (7'10" x 5'6")

Storage Area 3.6m x 2.3m (11'9" x 7'6")

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 – D



Total area: approx. 97.6 sq. metres (1050.7 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.