



Fox Hollies Road Hall Green, Birmingham

- A Very Well Maintained Three Bedroom Family Home
- Fitted Kitchen & Three Reception Rooms
- West Facing Rear Garden
- Garage/Utility & Large Additional Rear Garage

Offers Over £460,000

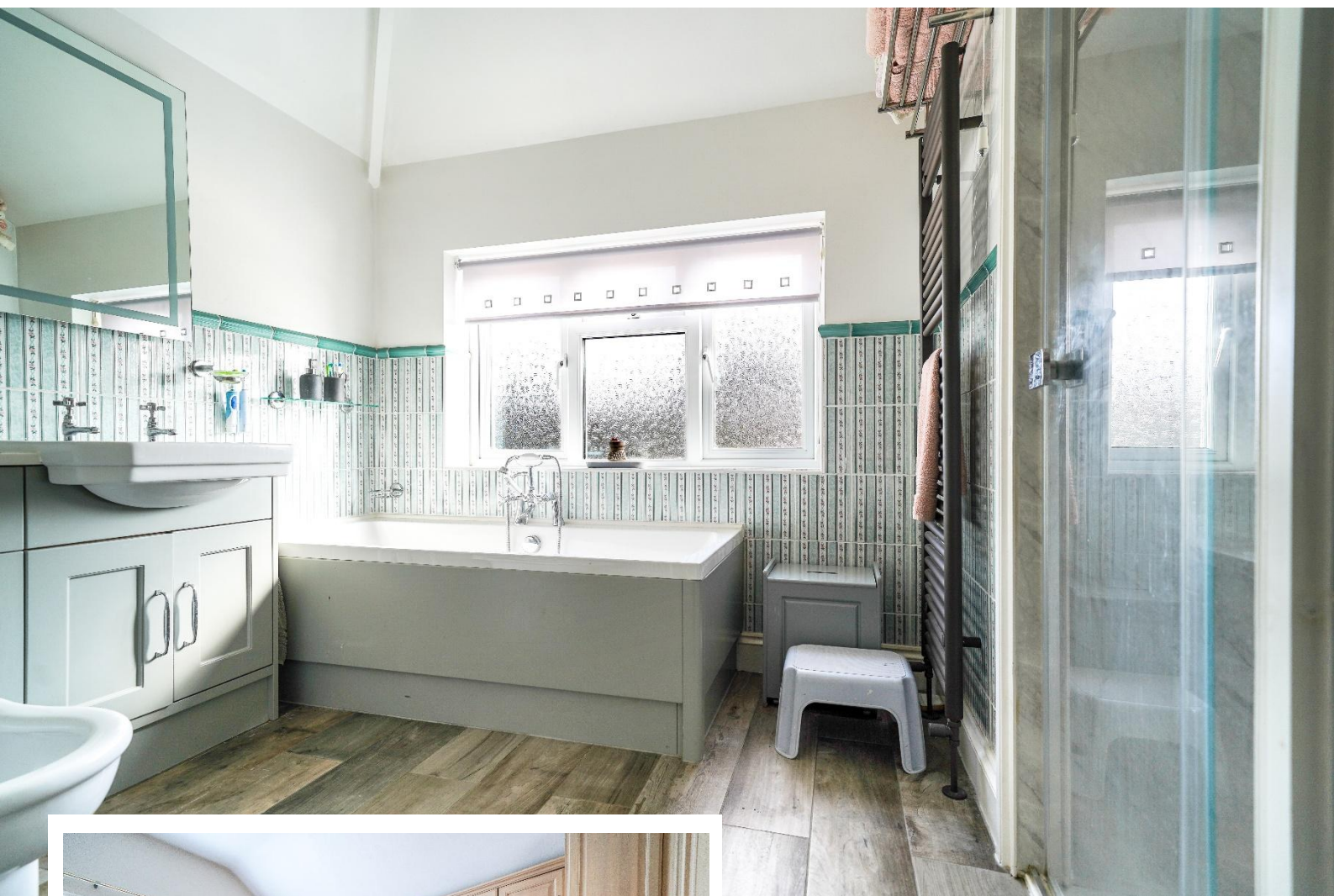
Current EPC Rating - D
Current Council Tax Band - D





Property Description

A beautifully presented and extended detached family home offering three double bedrooms, three reception rooms, kitchen, guest WC, five piece family bathroom, garage/utility, good sized West facing rear garden, off-road parking for multiple vehicles and further garage to rear



Rooms & Measurements

Reception Room One to Front 4.2m (into bay) x 3.9m (13'9" x 12'9")

Extended Reception Room Two to Rear 6.3m x 3.9m (20'8" x 12'9")

Fitted Kitchen 3.9m x 2.6m (12'9" x 8'6")

Reception Room Three to Rear 3.8m x 3m (12'5" x 9'10")

Garage/Utility Room 5.7m x 2.9m (18'8" x 9'6")

Bedroom One to Rear 3.9m x 3.6m (12'9" x 11'9")

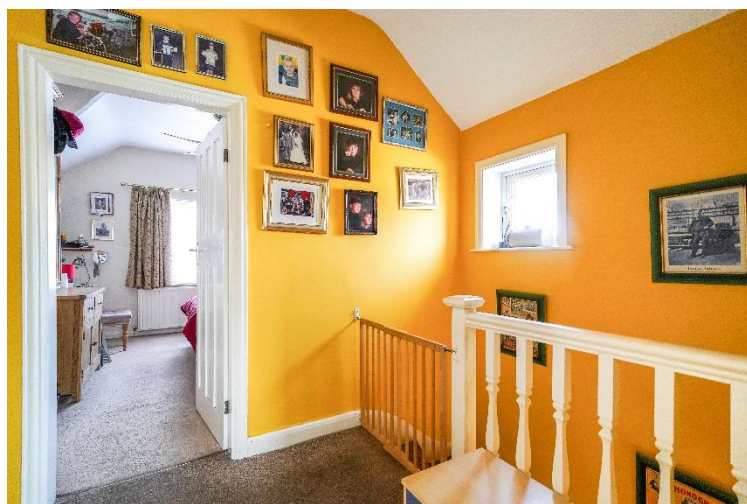
Bedroom Two to Front 3.6m x 3.4m (11'9" x 11'1")

Bedroom Three to Rear 3.9m x 2.7m (12'9" x 8'10")

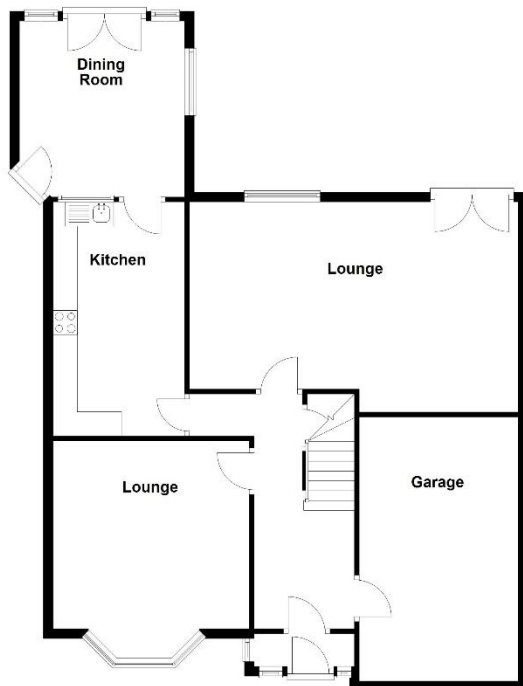
Five Piece Family Bathroom to Front 3.1m (into shower cubicle) x 2.7m (10'2" x 8'10")

Tenure

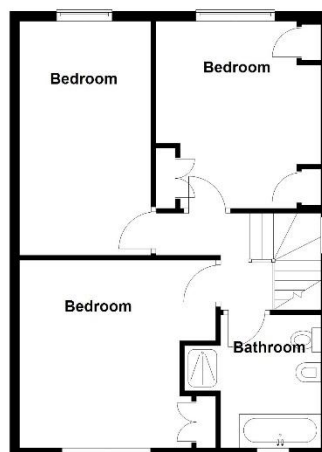
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



Ground Floor
Approx. 102.6 sq. metres (1103.9 sq. feet)



First Floor
Approx. 54.8 sq. metres (589.4 sq. feet)



Total area: approx. 157.3 sq. metres (1693.3 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.