



smarthomes

## Smirrells Road

Hall Green, Birmingham

- A Well Maintained Three Good Size Bedroom Family Home
- Fitted Kitchen & Two Reception Rooms
- Extensive Southerly Facing Rear Garden
- Driveway Parking & Car Port

**£465,000**

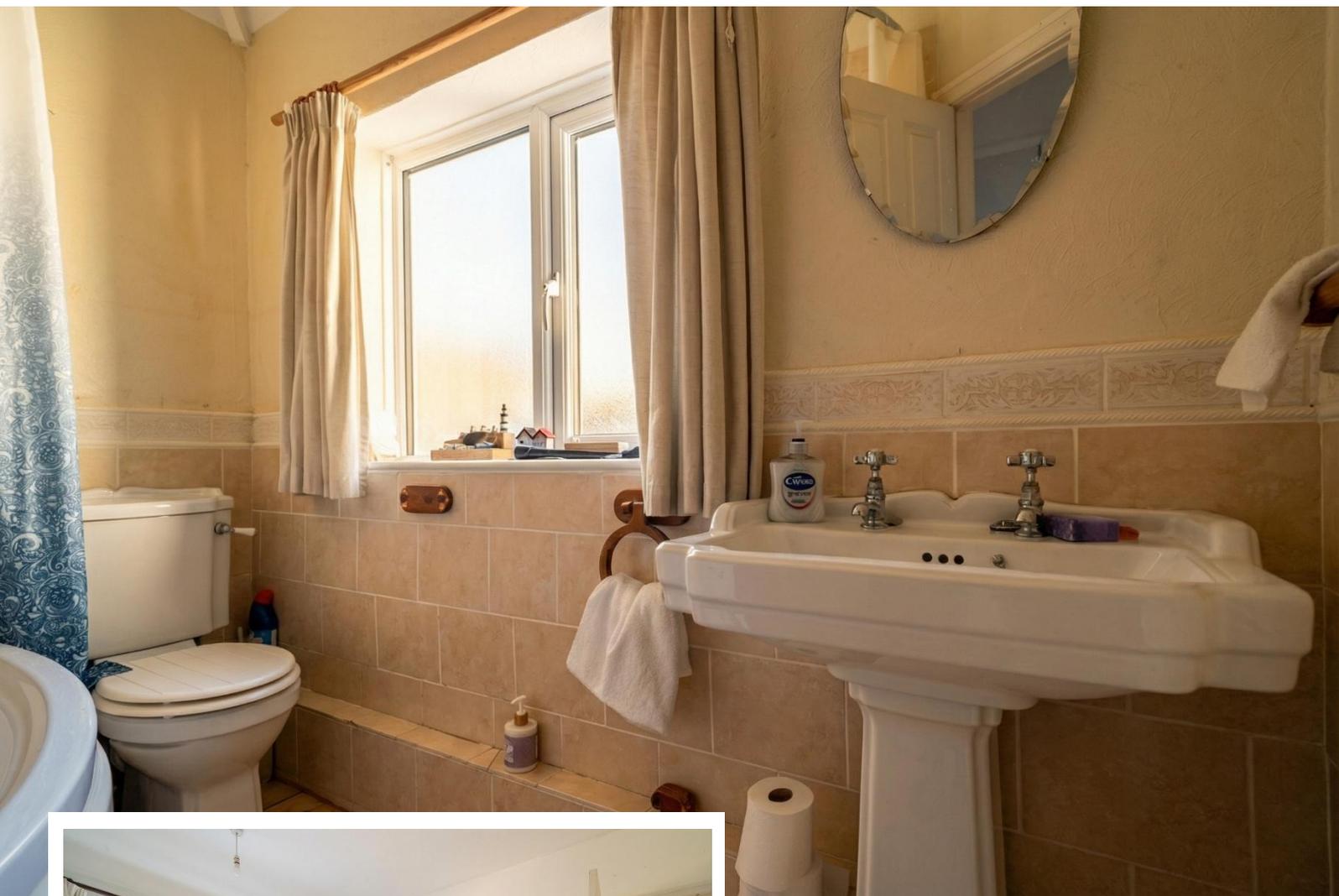
Current EPC Rating - D  
Current Council Tax Band - E





## Property Description

An extended detached family home situated in a most popular location and offering superb potential for further extension subject to planning consent. Offering accommodation comprising two reception rooms, fitted kitchen, ground floor wet room, three double bedrooms, family bathroom, extensive Southerly facing rear garden, car port and driveway parking



## Rooms & Measurements

Reception Room One to Front 4.2m x 4m (13'9" x 13'1")

Extended Reception Room Two to Rear 6.2m x 3.4m (20'4" x 11'1")

Fitted Kitchen to Rear 3.7m x 2.9m (12'1" x 9'6")

Wet Room 1.9m x 1.2m (6'2" x 3'11")

Bedroom One to Front 4m x 3.2m (13'1" x 10'5")

Bedroom Two to Rear 3.5m x 3.3m (11'5" x 10'9")

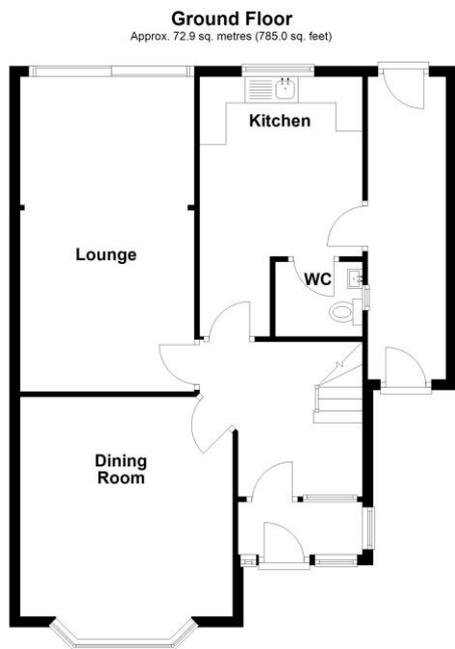
Bedroom Three to Rear 3m x 2.5m (9'10" x 8'2")

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

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 – E



Total area: approx. 117.3 sq. metres (1262.4 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.