



Scribers Lane

Hall Green, Birmingham

- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Double Bedrooms
- Superb Open Plan Family Kitchen/Diner
- Private Rear Garden

£350,000

Current EPC Rating 68 (D)
Current Council Tax Band C





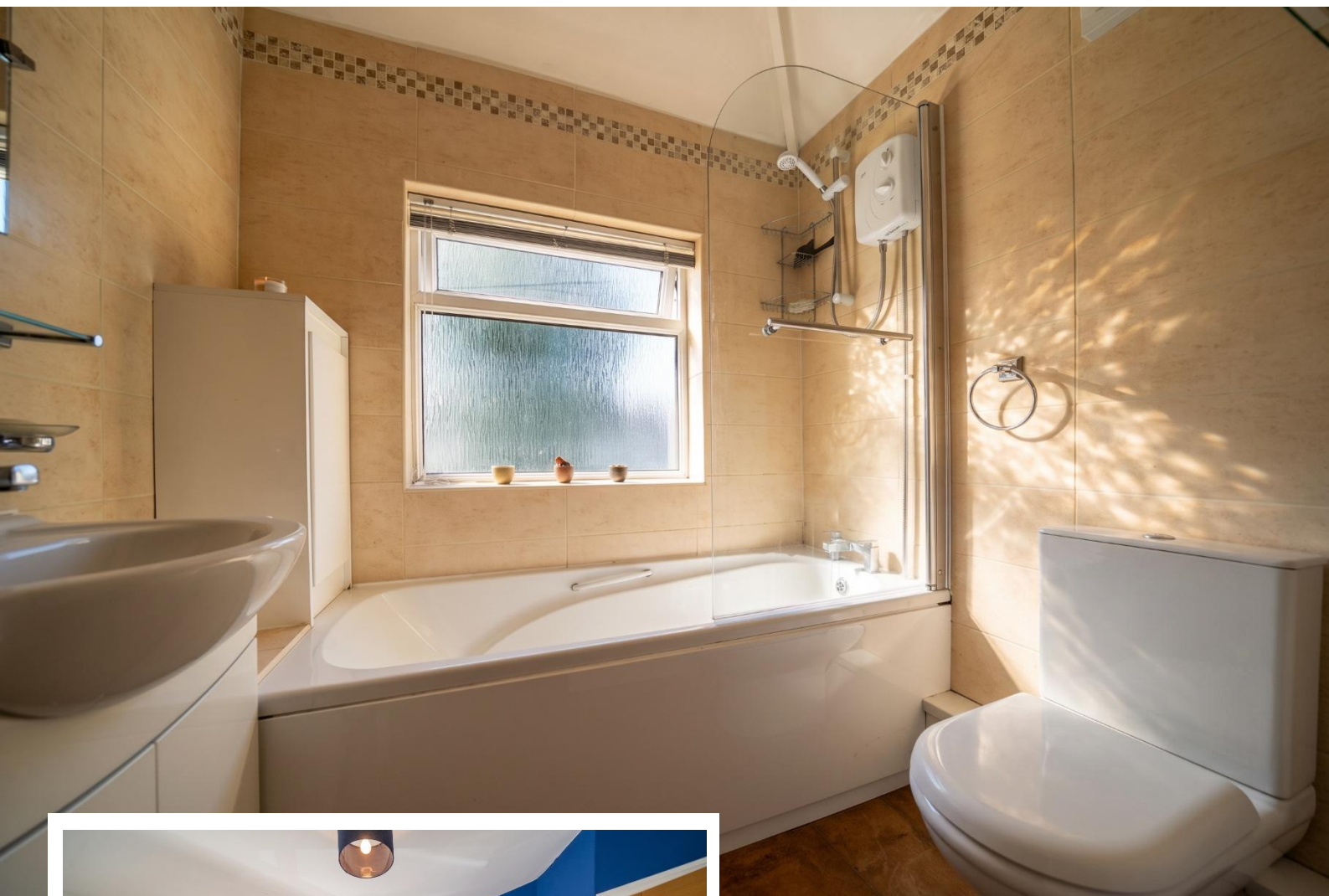
Property Description

A beautifully presented and extended semi-detached property situated in a most popular and convenient location. Offering accommodation comprising a superb open plan family kitchen/diner, separate lounge, utility room, guest W.C, three double bedrooms, family bathroom, private rear garden and driveway parking

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 – C



Rooms & Measurements

Entrance Hallway

Lounge to Front - 4m x 3.6m (13'1" x 11'9")

Spacious Open Plan Family Kitchen/Diner - 5.3m x 5.2m
(17'4" x 17'0")

Utility Room - 7.7m max x 1.9m max (25'3" max x 6'2" max)

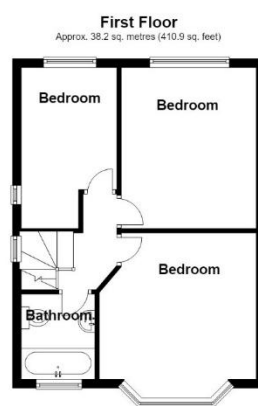
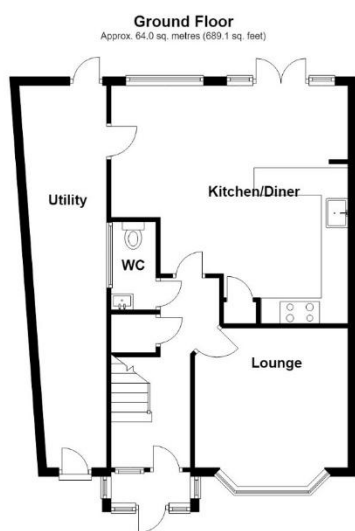
Guest W.C

Bedroom One to Front - 4.1m x 3.6m (13'5" x 11'9")

Bedroom Two to Rear - 3.3m x 3.1m (10'9" x 10'2")

Bedroom Three to Rear - 3.3m x 2.4m (10'9" x 7'10")

Family Bathroom to Front - 1.9m x 1.9m (6'2" x 6'2")



Total area: approx. 102.2 sq. metres (1100.0 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.