



smarthomes

## Stonerwood Avenue

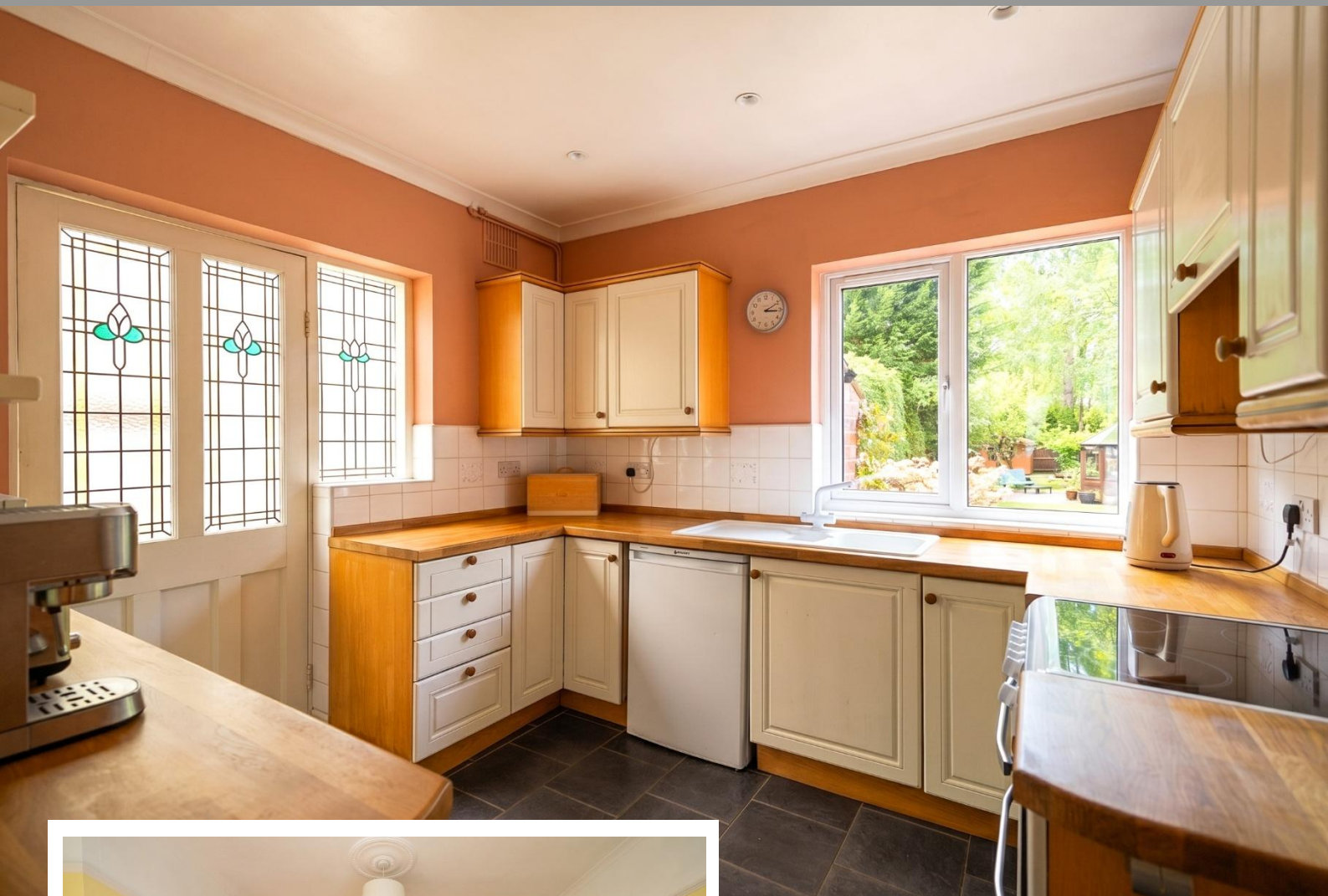
Hall Green, Birmingham

- A Very Well Presented Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen

**Offers Over £375,000**

Current EPC Rating TBC  
Current Council Tax Band D





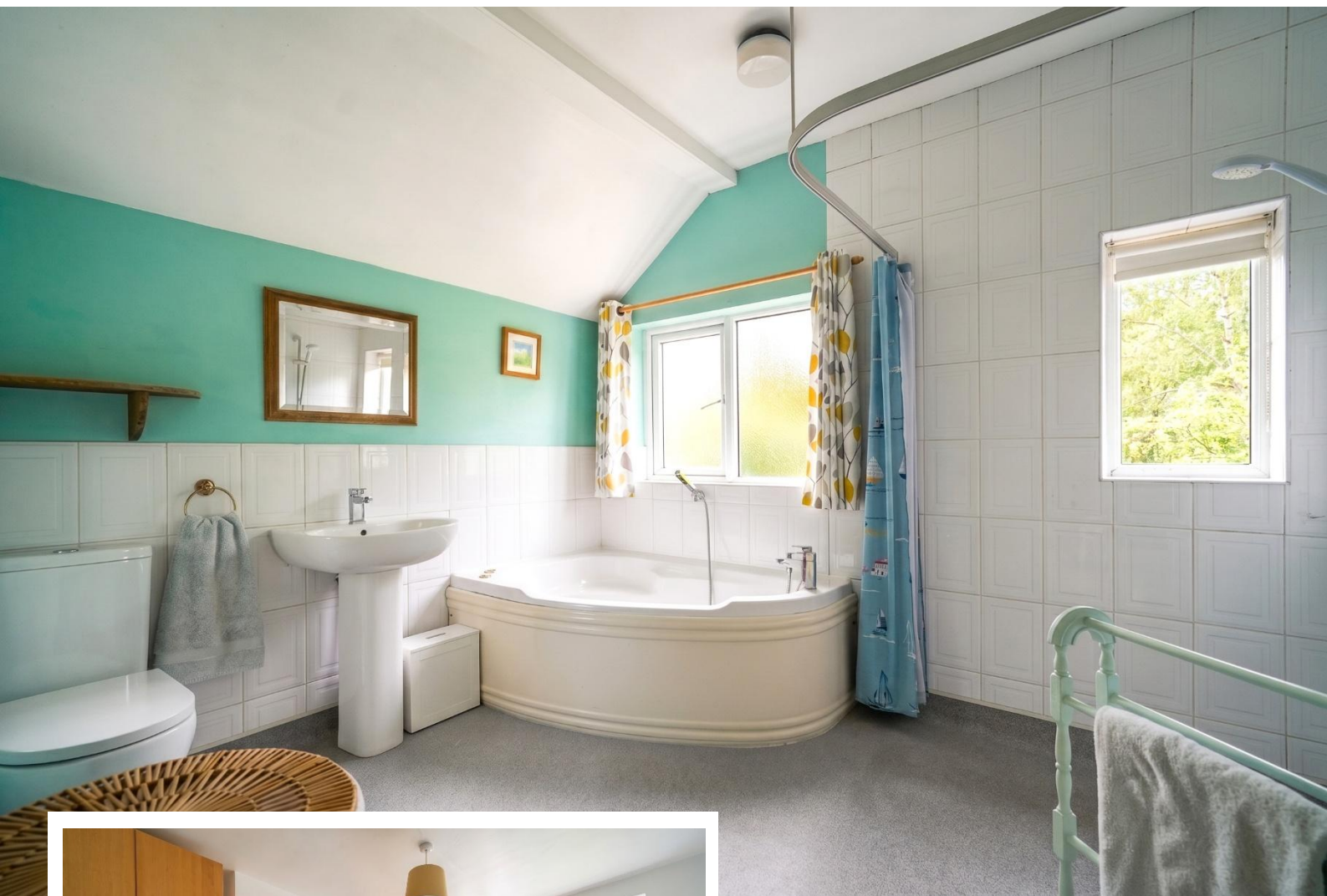
## Property Description

A very well presented three bedroom semi detached property situated in a convenient location and briefly affording two reception rooms, guest WC, kitchen, large family bathroom/wet room, useable loft space, large rear garden, garage and ample off-road 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 – D



## Rooms & Measurements

Entrance Hall

Living Room to Front - 4.7m (into bay) x 3.4m (15'5" x 11'1")

Dining Room to Rear - 4.5m (into bay) x 3.4m (14'9" x 11'1")

Guest WC

Kitchen to Rear - 2.9m x 2.6m (9'6" x 8'6")

Side Passage

Bedroom One to Front - 4.7m (into bay) x 3.4m (15'5" x 11'1")

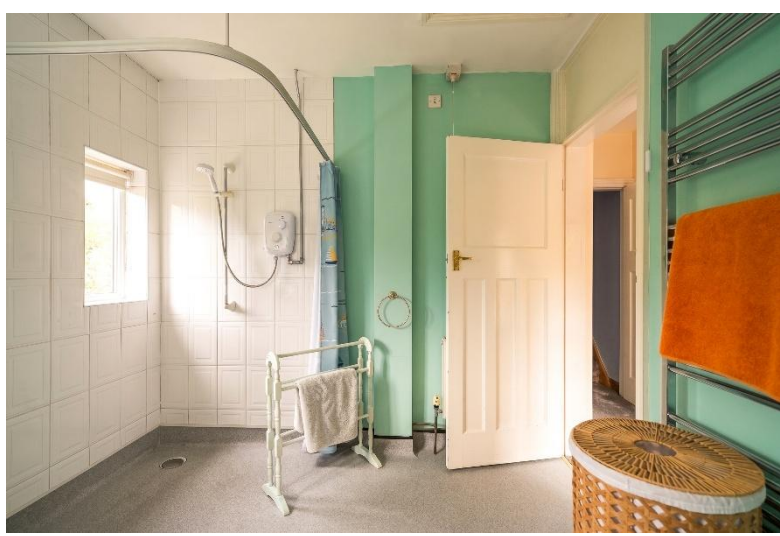
Bedroom Two to Rear - 3.8m (into bay) x 3.4m (12'5" x 11'1")

Bedroom Three to Front - 2.6m x 2m (8'6" x 6'6")

Family Bathroom/Wet Room to Rear - 2.9m x 2.6m (9'6" x 8'6")

Useable Loft Space - 5m x 4.2m (16'4" x 13'9") (some reduced head height)

Garage - 4.5m x 2.2m (14'9" x 7'2")



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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.