



smarthomes

Egginton Road

Hall Green, Birmingham

- A Substantially Extended Four Bedroom Family Home
- Extended Kitchen/Diner & Utility Room
- Private Rear Garden & Driveway Parking
- Two Spacious Reception Rooms

£440,000

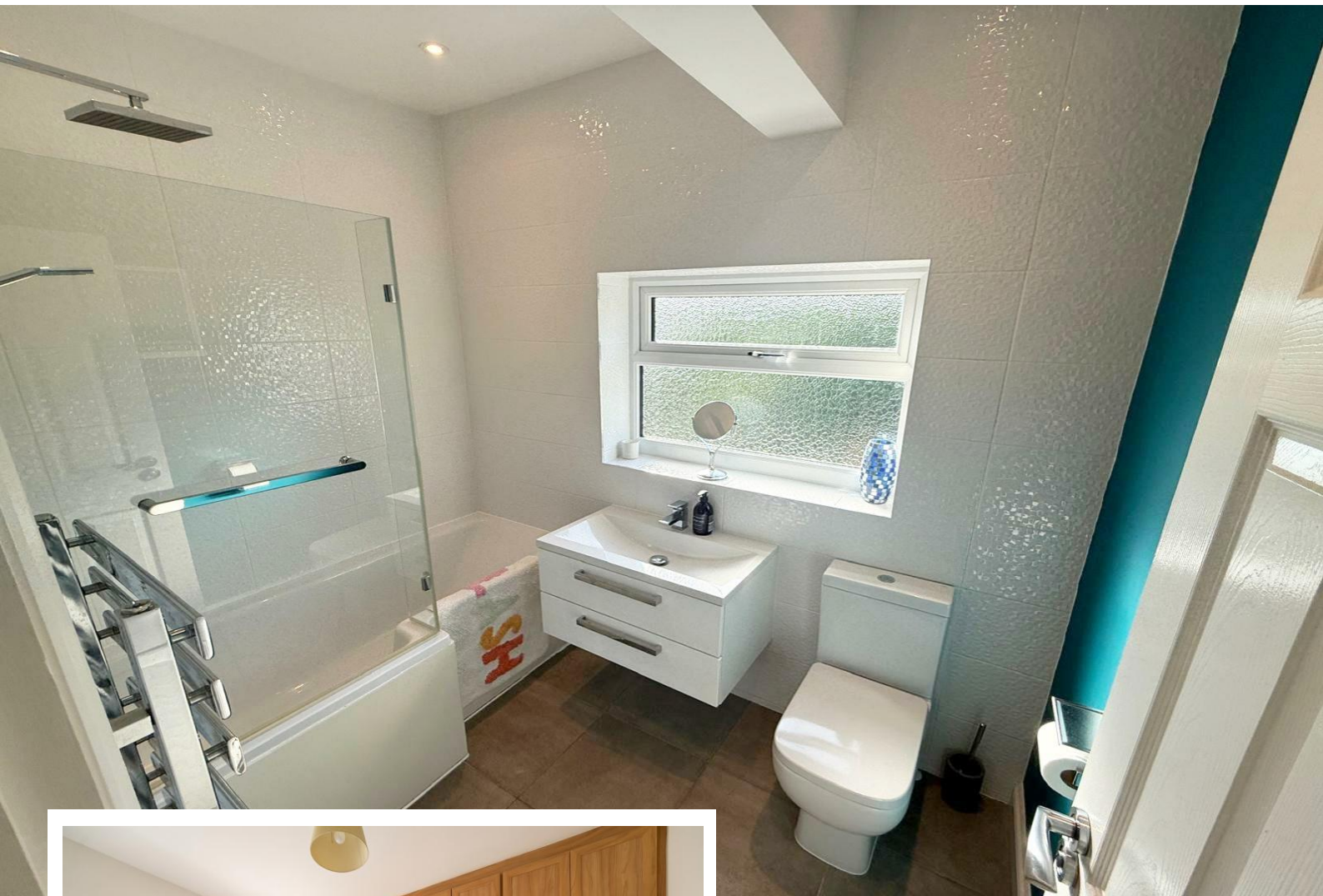
Current EPC Rating - TBC
Current Council Tax Band - C





Property Description

A very well presented and extended semi-detached family home situated in a most popular location offering accommodation comprising two reception rooms, extended kitchen/diner, utility room, guest W.C, four bedrooms, en-suite shower room, family bathroom, Westerly facing rear garden, driveway parking and garage store



Rooms & Measurements

- Reception Room One to Front 4.3m x 3m (14'1" x 9'10")
- Reception Room Two 3.9m x 3.6m (12'9" x 11'9")
- L Shaped Kitchen/Diner to Rear 5.8m max x 5.2m max (19'0" max x 17'0" max)
- Utility Room 2.8m x 2.2m (9'2" x 7'2")
- Bedroom One to Front 3.7m x 2.6m (12'1" x 8'6")
- En-Suite Shower Room to Rear 2.8m x 2.2m (9'2" x 7'2")
- Bedroom Two to Rear 3.5m x 2.8m (11'5" x 9'2")
- Bedroom Three to Front 4.5m x 2.6m (14'9" x 8'6")
- Bedroom Four to Front 2.4m x 1.7m (7'10" x 5'6")
- Family Bathroom to Rear 2.4m x 1.7m (7'10" x 5'6")
- Garage Store 2.9m x 2.3m (9'6" 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 – C



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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.