



smarthomes

Scribers Lane

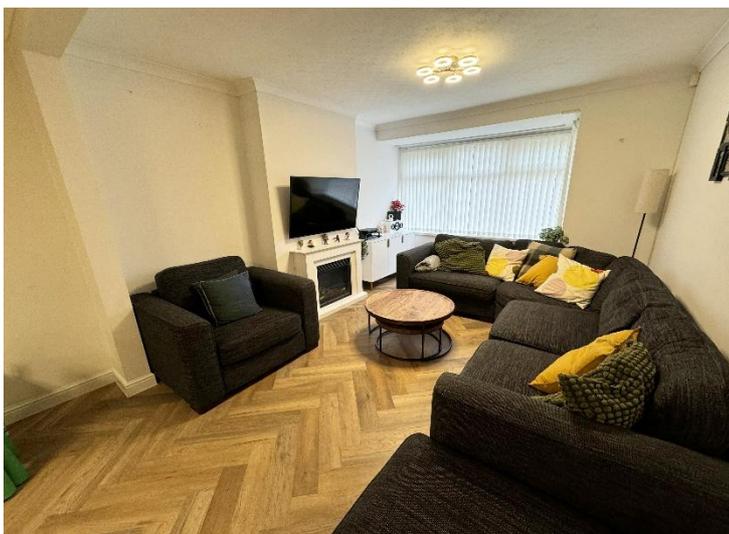
Hall Green, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Extended Breakfast Kitchen & Through Lounge/Diner
- Extensive Rear Garden
- Modern Family Bathroom & Guest W.C

£340,000

Current EPC Rating - D

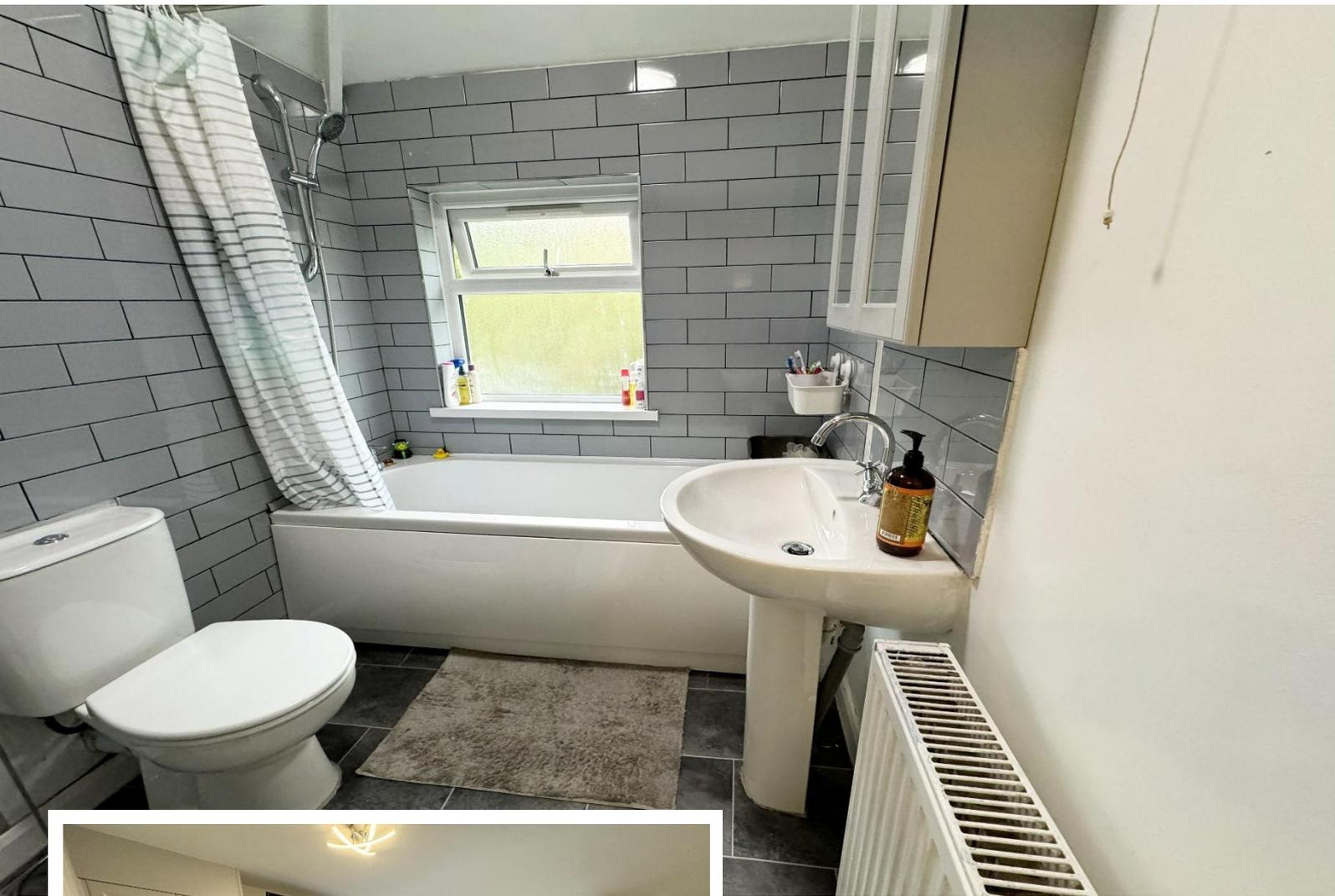
Current Council Tax Band - C





Property Description

A very well presented and extended semi-detached family home currently sitting in the catchment area for Chilcote Junior School. Offering accommodation comprising a spacious through lounge/diner, extended breakfast kitchen, guest W.C, three bedrooms, modern family bathroom, extensive rear garden and driveway parking



Rooms & Measurements

Spacious Through Lounge/Diner 8.1m x 3.5m (26'6" x 11'5")

Extended Breakfast Kitchen to Rear 5.2m max x 4m max (17'0" max x 13'1" max)

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

Bedroom Two to Rear 3.6m x 3.5m (11'9" x 11'5")

Bedroom Three to Front 2.4m x 1.9m (7'10" x 6'2")

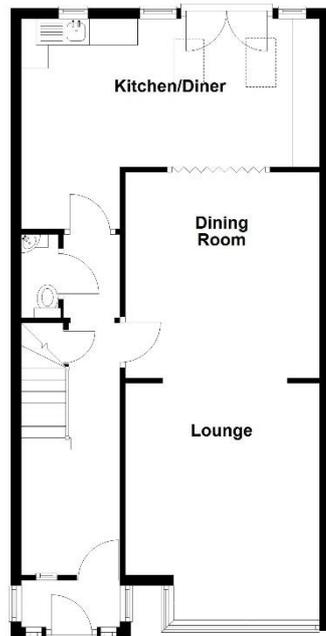
Modern Family Bathroom to Rear 2.4m x 1.8m (7'10" x 5'10")

Tenure

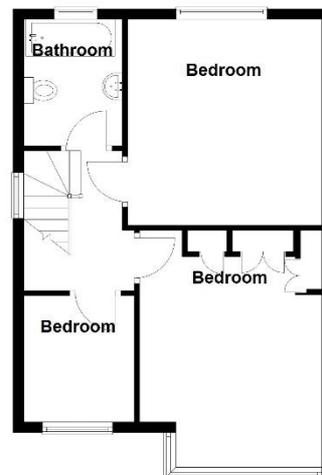
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



Ground Floor
Approx. 63.3 sq. metres (681.1 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 108.4 sq. metres (1167.1 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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 and 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.