



smarthomes

Shirley Road

Hall Green, Birmingham

- A Semi-Detached Property Requiring Modernisation
- Three Good Size Bedrooms
- Two Reception Rooms + Office
- Fitted Kitchen & Utility Room

£375,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A semi-detached family home situated in a most popular location requiring modernisation. Benefiting from no upward chain and offering accommodation comprising two reception rooms, fitted kitchen, utility room, guest W.C, three good size bedrooms, office, family bathroom, separate W.C, driveway, garage store and a private rear garden with large rear workshop

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

Dining Room to Front 4.7m x 3.7m (15'5" x 12'1")

Lounge to Rear 3.7m x 3.5m (12'1" x 11'5")

Fitted Kitchen to Rear 3m x 2.1m (9'10" x 6'10")

Utility Room 1.3m x 1.1m (4'3" x 3'7")

Guest W.C

Bedroom One to Front 4.8m x 3m (15'8" x 9'10")

Bedroom Two to Rear 3.7m x 3.7m (12'1" x 12'1")

Bedroom Three to Rear 4.3m x 2.2m (14'1" x 7'2")

Office to Side 2.9m x 1.3m (9'6" x 4'3")

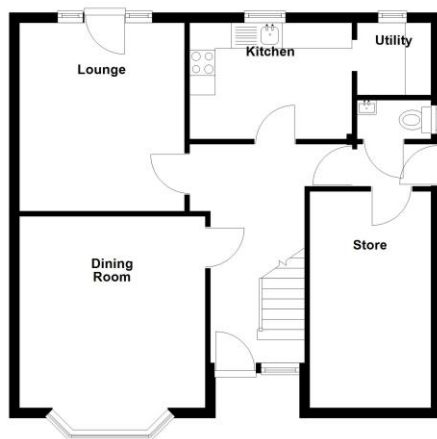
Separate W.C

Large Rear Workshop 6m x 4.9m (19'8" x 16'0")

Garage Store



Ground Floor
Approx. 636.5 sq. feet



First Floor
Approx. 603.3 sq. feet



Total area: approx. 1239.7 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 and 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.