



smarthomes

## Primrose Lane

Hall Green, Birmingham

- An Extended Three Double Bedroom Semi Detached Property
- Lounge & Extended Further Reception Room
- Extended Breakfast Kitchen
- No Upward Chain

**Offers Over £360,000**

Current EPC Rating - D  
Current Council Tax Band - D





## Property Description

An extended semi-detached property offered for sale with no upward chain and benefiting from three double bedrooms, two reception room, extended breakfast kitchen, guest WC, further secondary kitchen and utility area, shower room and separate WC, private good sized rear garden, garage, off road parking, double glazing where specified and gas central heating.

### 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

Lounge to Front - 4.3m (into bay) x 3.4m (14'1" x 11'1")

Guest WC

Extended Reception Room to Rear - 6.3m x 3.5m (20'8" x 11'5")

Extended Breakfast Kitchen - 4.9m x 2.8m (16'0" x 9'2")

Secondary Kitchen/Utility Area - 5.9m (max) x 2.4m (19'4" x 7'10")

Bedroom One to Front - 4.5m (into bay) x 2.6m (to wardrobes)  
(14'9" x 8'6")

Bedroom Two to Rear - 4.2m x 2.9m (to wardrobes) (13'9" x 9'6")

Bedroom Three to Rear - 2.8m x 2.7m (9'2" x 8'10")

Separate WC

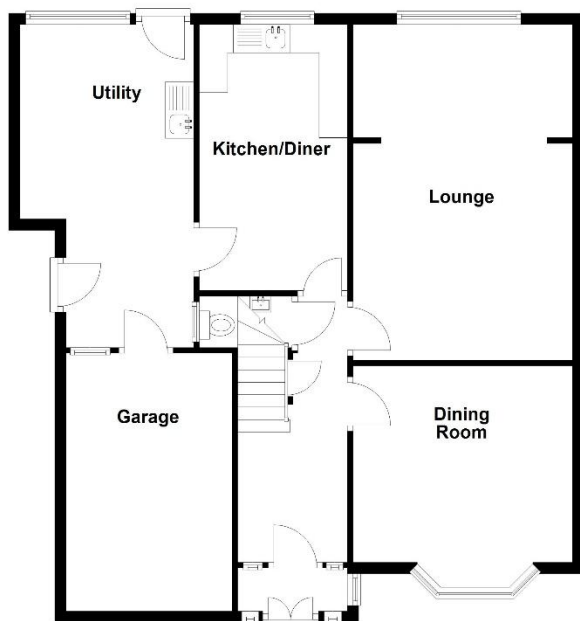
Shower Room to Front - 1.9m x 1.9m (6'2" x 6'2")

Garage - 5m x 2.4m (16'4" x 7'10")



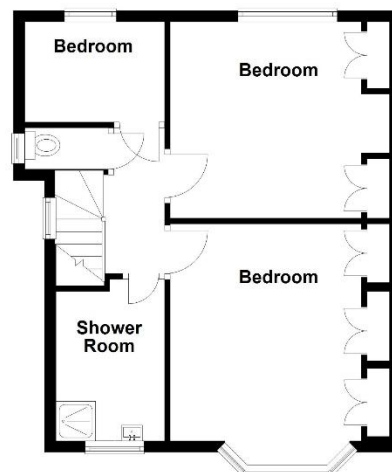
### Ground Floor

Approx. 92.5 sq. metres (995.8 sq. feet)



### First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 138.0 sq. metres (1484.9 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 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.