



smarthomes

## Newborough Grove

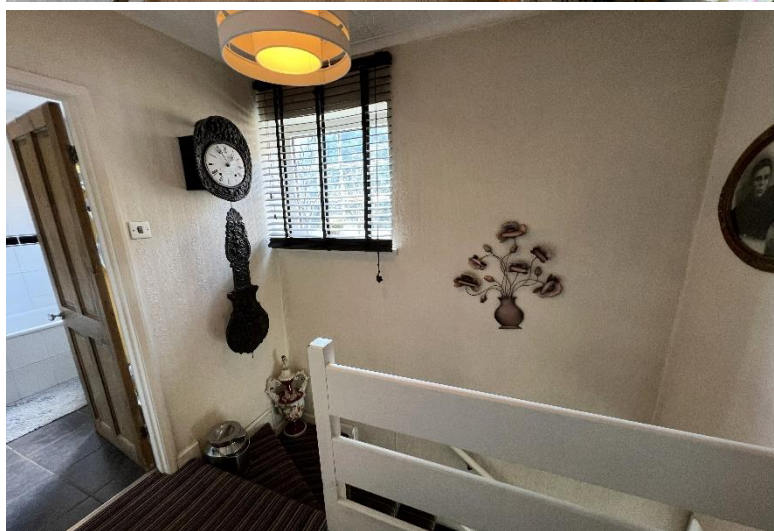
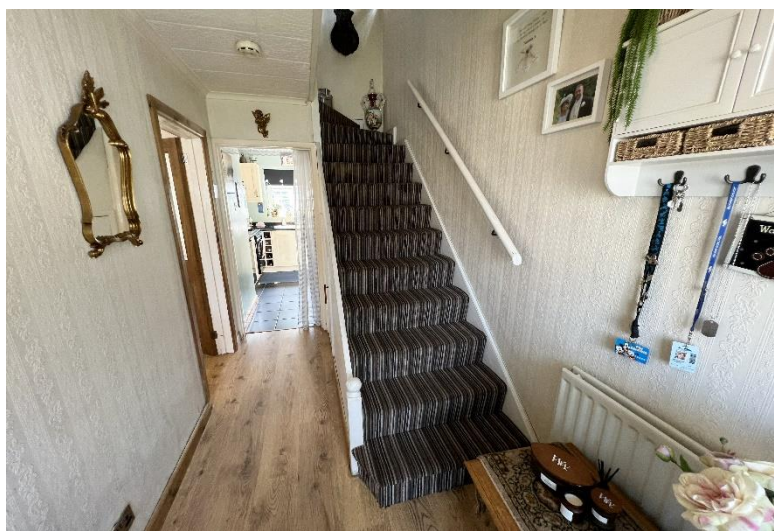
Hall Green, Birmingham

- A Very Well Presented Semi-Detached Family Home
- Three Bedrooms
- Through Lounge & Fitted Kitchen
- Private West Facing Rear Garden & Rear Garage

**Offers Over £290,000**

Current EPC Rating – 72 (C)  
Current Council Tax Band - C





## Property Description

A well presented semi-detached family home situated in a discreet cul-de-sac location and offering accommodation comprising a through lounge/diner, fitted kitchen, three bedrooms, family bathroom, private West facing rear garden, rear garage and driveway parking



## Rooms & Measurements

Through Lounge/Diner - 7.4m x 3.2m (24'3" x 10'5")

Fitted Kitchen to Rear - 3.2m x 2.3m (10'5" x 7'6")

Bedroom One to Front - 3.3m x 3.2m (10'9" x 10'5")

Bedroom Two to Rear - 3.4m x 2.5m (11'1" x 8'2")

Bedroom Three to Front - 1.9m x 1.7m (6'2" x 5'6")

Family Bathroom - 2.2m x 1.7m (7'2" x 5'6")

Rear Garage - 5.1m x 2.6m (16'8" x 8'6")

### Tenure

We are advised by the vendor that the property is freehold.

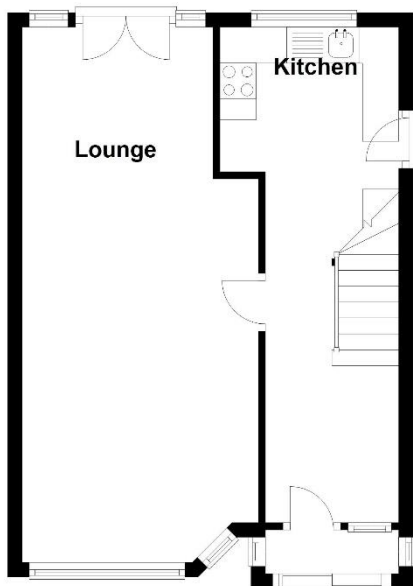
We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

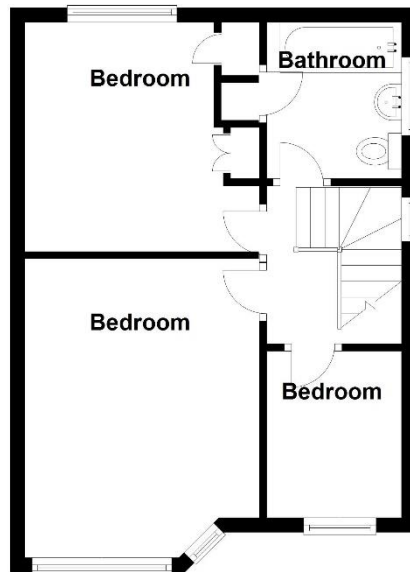
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**Ground Floor**



**First Floor**



Total area: approx. 75.6 sq. metres (813.8 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
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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.