



smarthomes

Gresham Road

Hall Green, Birmingham

- A Well Presented & Lovingly Maintained Semi Detached
- Three Double Bedrooms
- Two Reception Rooms
- No Upward Chain

OIRO £350,000

Current EPC Rating E (50)
Current Council Tax Band D



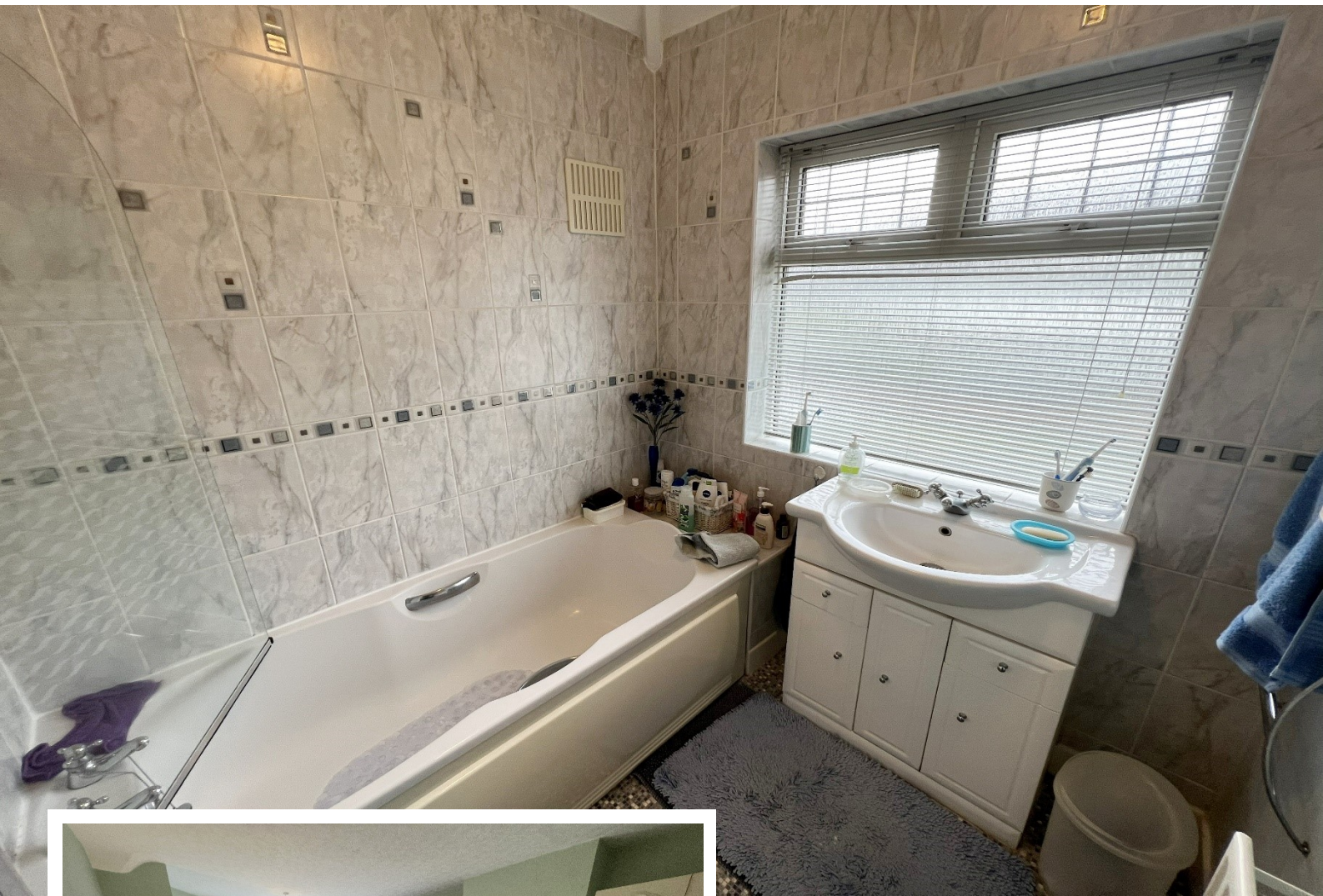


Property Description

A beautifully presented and lovingly maintained semi-detached property offered for sale with the added benefit of no upward chain. The property boasts three generously sized double bedrooms, two reception rooms, kitchen with useful utility area and WC, family bathroom and separate WC.. This property also includes a garage, superb rear garden and off-road parking

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band –D



Rooms & Measurements

Lounge to Front - 4.8m (into bay) x 3.4m (15'8" x 11'1")

Dining Room to Rear - 4.1m x 3.4m (13'5" x 11'1")

Kitchen to Rear - 3m x 2.9m (9'10" x 9'6")

Covered Side Passage - 8.1m x 2.8m (max) (26'6" x 9'2")

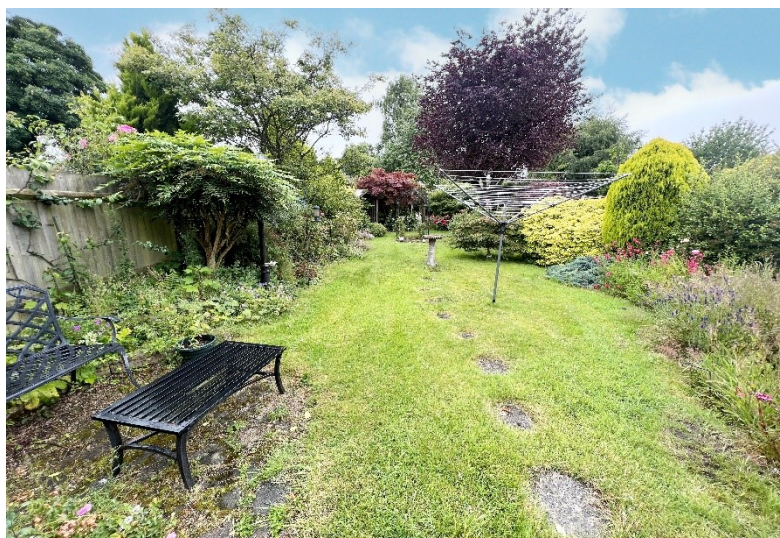
Bedroom One to Front - 4.9m (into bay) x 3.4m (16'0" x 11'1")

Bedroom Two to Front - 4.1m x 3.4m (13'5" x 11'1")

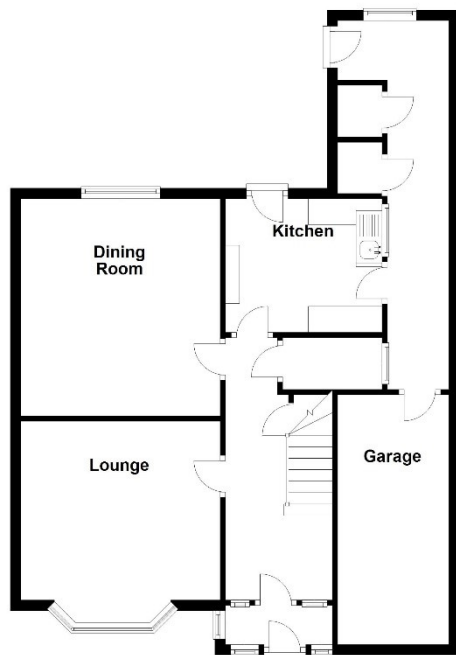
Bedroom Three to Rear - 2.8m x 2.9m (9'2" x 9'6")

Family Bathroom to Front - 1.9m x 1.9m (6'2" x 6'2")

Separate WC



Ground Floor



First Floor



Total area: approx. 123.6 sq. metres (1329.9 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.