



smarthomes

## Sandgate Road

Hall Green, Birmingham

- An Extended Semi Detached Property
- Three Bedrooms
- Extended L-Shaped Dining Kitchen
- Good Size Rear Garden

**£315,000**

Current EPC Rating 65 (D)  
Current Council Tax Band C





## Property Description

An extended semi detached property requiring some internal modernisation with three bedrooms, lounge with feature brick fire surround, extended L-shaped dining kitchen, family bathroom, covered side passage opening to garage area, good size rear garden and off road parking.

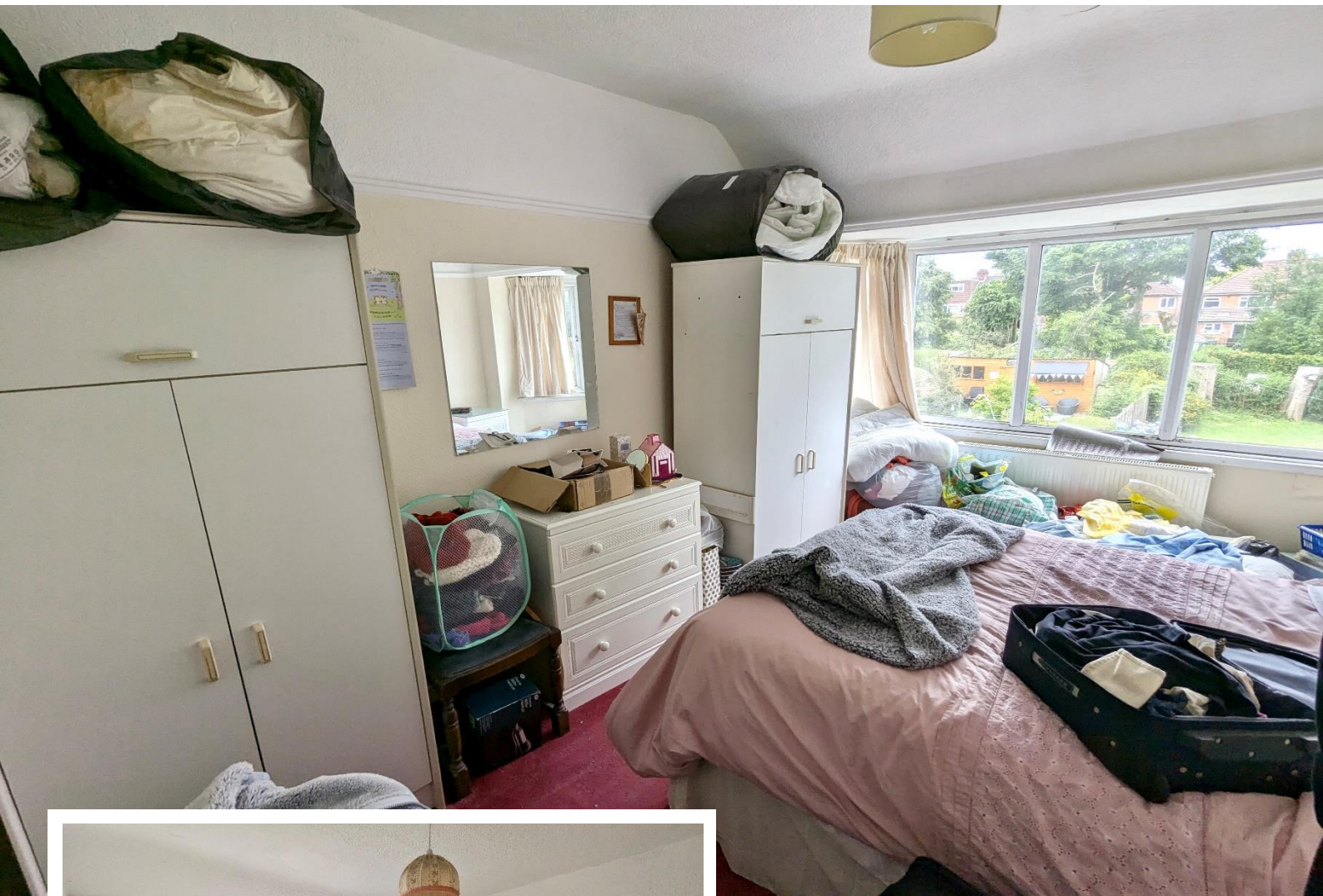
### Tenure

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 – C



## Rooms & Measurements

### Entrance Hall

#### Lounge to Front

3.28m x 7.67m (10'9" x 25'2")

#### Extended L-Shaped Dining Kitchen to Rear

5.23m max x 5.16m max (17'2" x 16'11")

#### Covered Side Passage

1.98m x 8.48m (6'6" x 27'10")

#### Bedroom One to Front

3.25m x 2.74m (10'8" x 9'0")

#### Bedroom Two to Rear

4.06m x 3.05m (13'4" x 10'0")

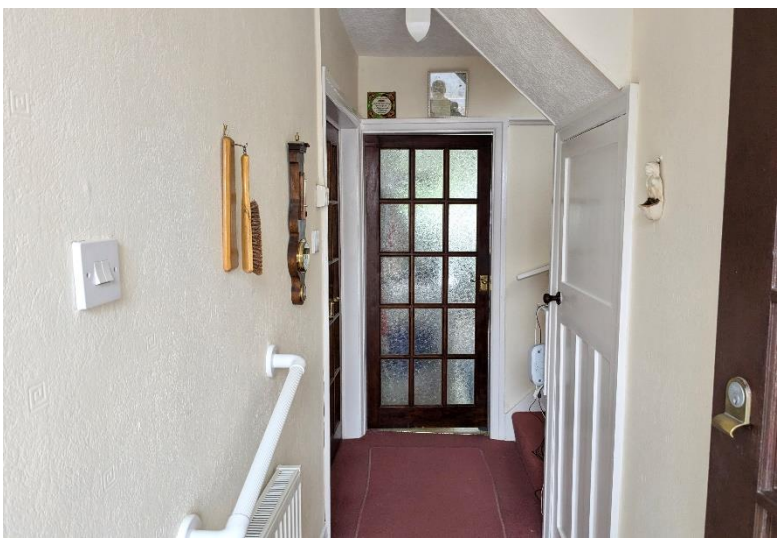
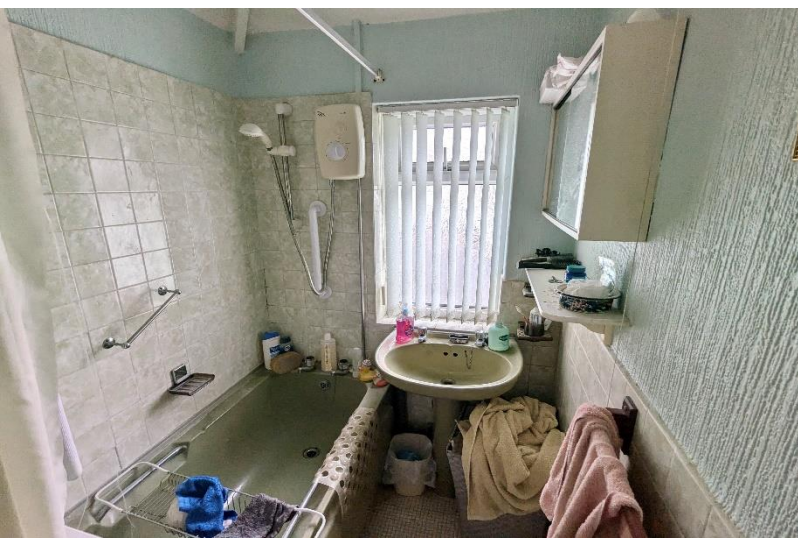
#### Bedroom Three to Rear

2.21m x 2.21m (7'3" x 7'3")

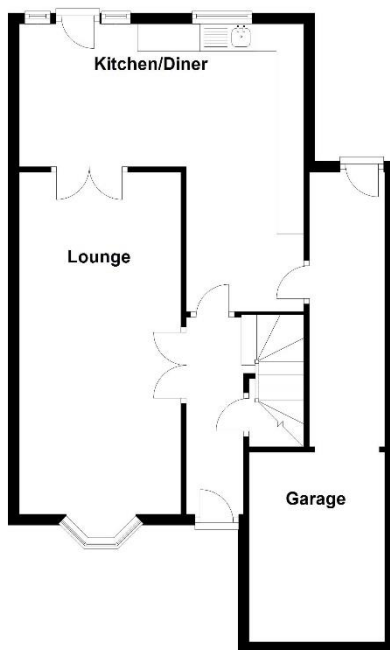
#### Family Bathroom to Front

1.45m x 2.29m (4'9" x 7'6")

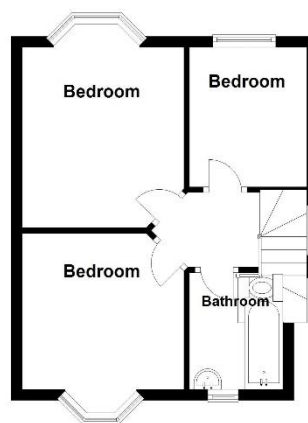
#### Rear Garden



Ground Floor



First Floor



Total area: approx. 93.6 sq. metres (1008.0 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.