



smarthomes

Sandgate Road

Hall Green, Birmingham

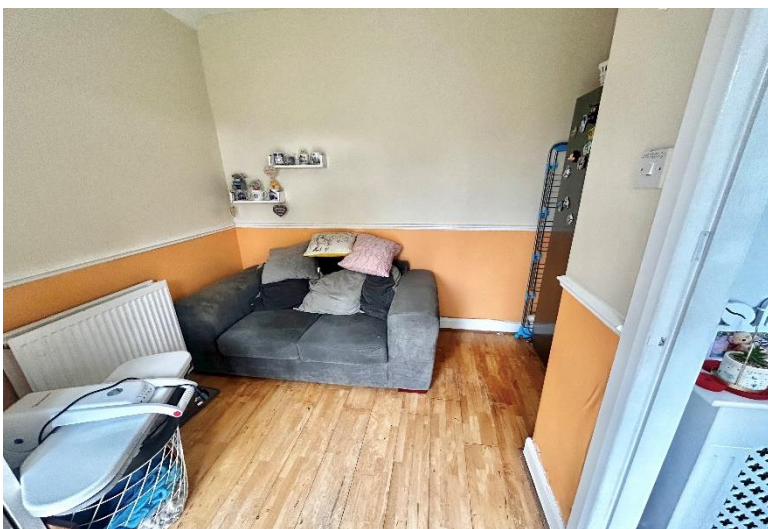
- An Extended Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- South/East Facing Rear Garden

Offers Over £250,000

Current EPC Rating - D

Current Council Tax Band - C





Property Description

An extended semi detached property benefitting from three bedrooms, re-fitted L-shaped kitchen, two reception rooms, family bathroom, off road parking and South East facing rear garden with rear vehicle access and hardstanding for potential garage construction.

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 - 5.21m x 3.05m (17'1" x 10'0")

Re-Fitted L-Shaped Kitchen to Rear - 4.75m x 2.54m max (15'7" x 8'4")

Reception Room Two to Rear - 3.38m x 2.08m min (11'1" x 6'10")

Bedroom One to Rear - 3.07m x 3.81m (10'1" x 12'6")

Bedroom Two to Front - 2.06m x 3.61m (6'9" x 11'10")

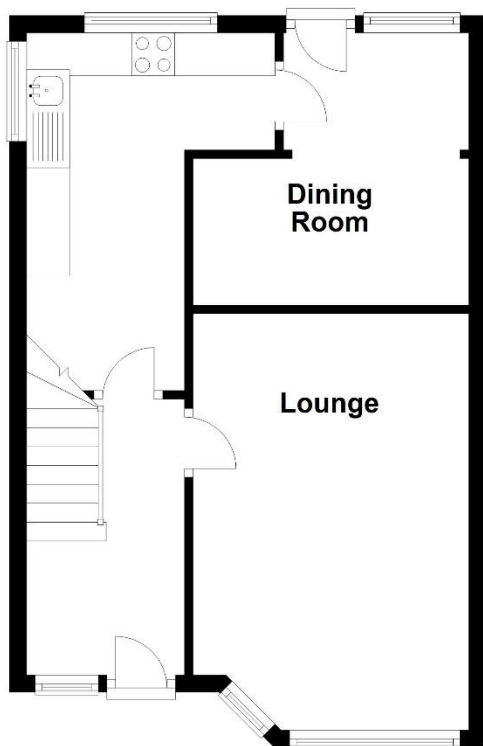
Bedroom Three to Front - 2.59m x 1.8m (8'6" x 5'11")

Family Bathroom to Rear

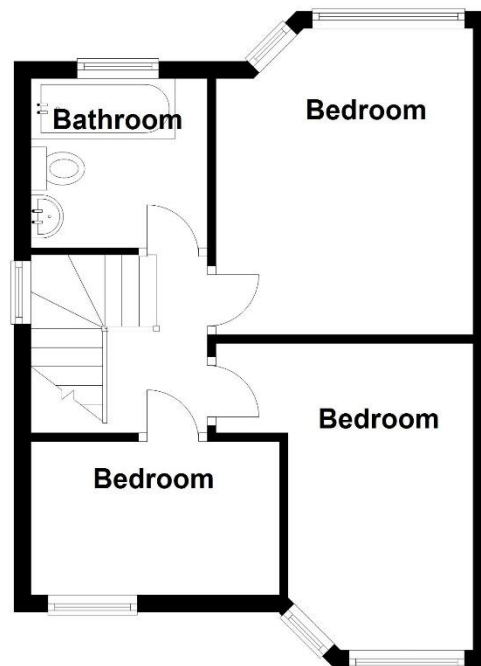
South/East Facing Rear Garden



Ground Floor



First Floor



Total area: approx. 73.5 sq. metres (791.4 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.