



smarthomes

Baldwins Lane

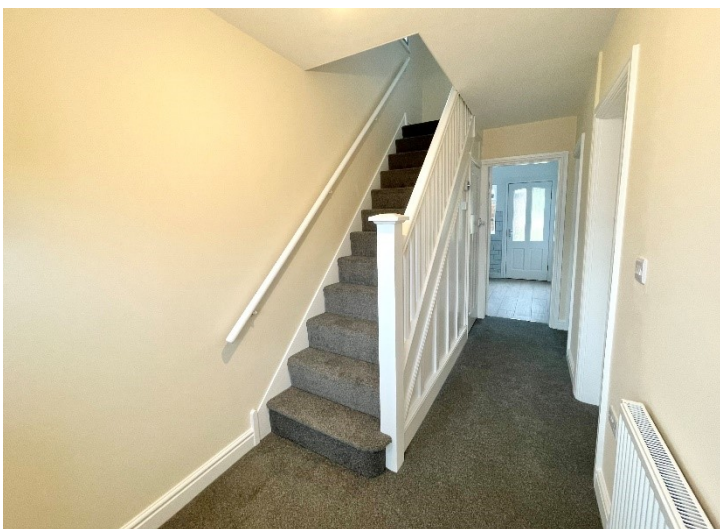
Hall Green, Birmingham

- A Recently Modernised Three Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- South/Easterly Facing Rear Garden
- Two Reception Rooms

£285,000

Current EPC Rating – 56 (D)
Current Council Tax Band - C





Property Description

A recently modernised property situated in a most popular location and benefiting from no upward chain. Offering accommodation composing two reception rooms, re-fitted kitchen, three bedrooms, re-fitted family bathroom, an extensive South/Easterly facing rear garden and further benefiting from a replacement gas central heating boiler, fuse board and full re-wire



Rooms & Measurements

Reception Room One to Front 4.42m x 3.45m (14'6" x 11'4")

Reception Room Two to Rear 3.58m x 3.48m (11'9" x 11'5")

Re-Fitted Kitchen to Rear 2.62m x 1.73m (8'7" x 5'8")

Bedroom One to Front 4.47m x 2.9m (14'8" x 9'6")

Bedroom Two to Rear 3.58m x 3.51m (11'9" x 11'6")

Bedroom Three to Front 2.26m x 1.75m (7'5" x 5'9")

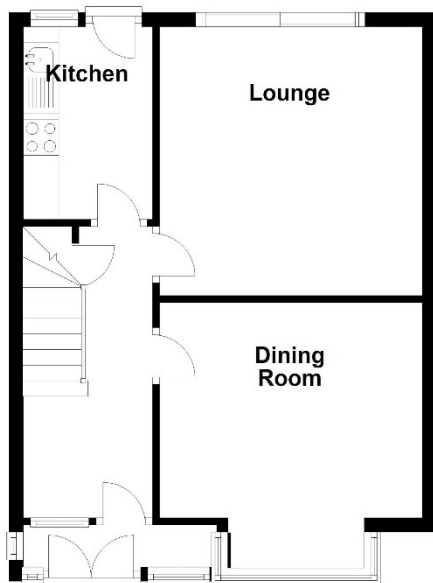
Re-Fitted Family Bathroom to Rear 2.46m x 1.73m (8'1" x 5'8")

Tenure

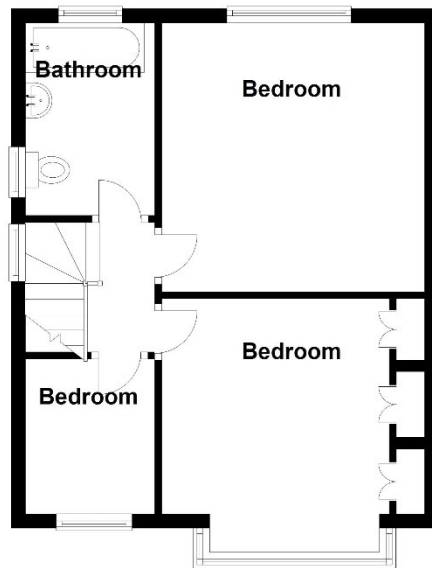
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor



First Floor



Total area: approx. 81.5 sq. metres (877.7 sq. feet)

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 Shirley
 Solihull
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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.