



smarthomes

Smirrells Road

Hall Green, Birmingham

- A Beautifully Presented Three Bedroom Detached Bungalow
- Breakfast Kitchen & Family Shower Room
- Stunning Landscaped Mature Rear Garden
- In and Out Driveway for Ample Parking

£425,000

Current EPC Rating - TBC
Current Council Tax Band - D

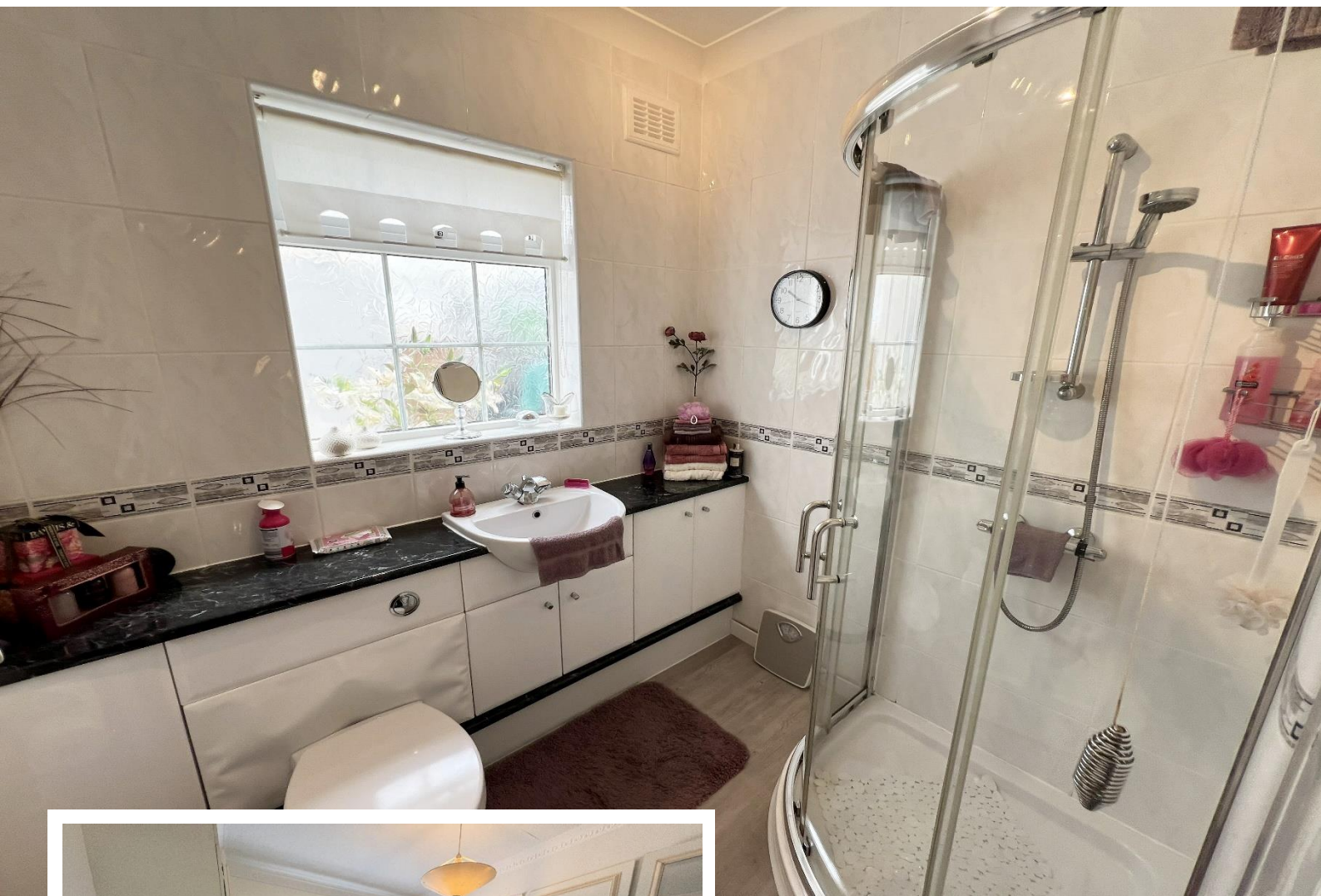




Property Description

DRAFT SALES PARTICULARS

An extremely well presented detached bungalow situated in a most sought after location offering accommodation comprising a spacious lounge opening into a separate dining room, large breakfast kitchen, three good size bedrooms, shower room, utility room, in and out driveway for off road parking and a stunning extensive mature rear garden



Rooms & Measurements

Large Breakfast Kitchen to Rear 3.99m x 3.78m (13'1" x 12'5")

Utility Room 7.32m x 1.83m (24'0" x 6'0")

Lounge to Front 4.5m x 3.48m (14'9" x 11'5")

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

Bedroom One to Rear 3.76m x 3.56m (12'4" x 11'8")

Bedroom Two to Front 3.18m x 2.97m (10'5" x 9'9")

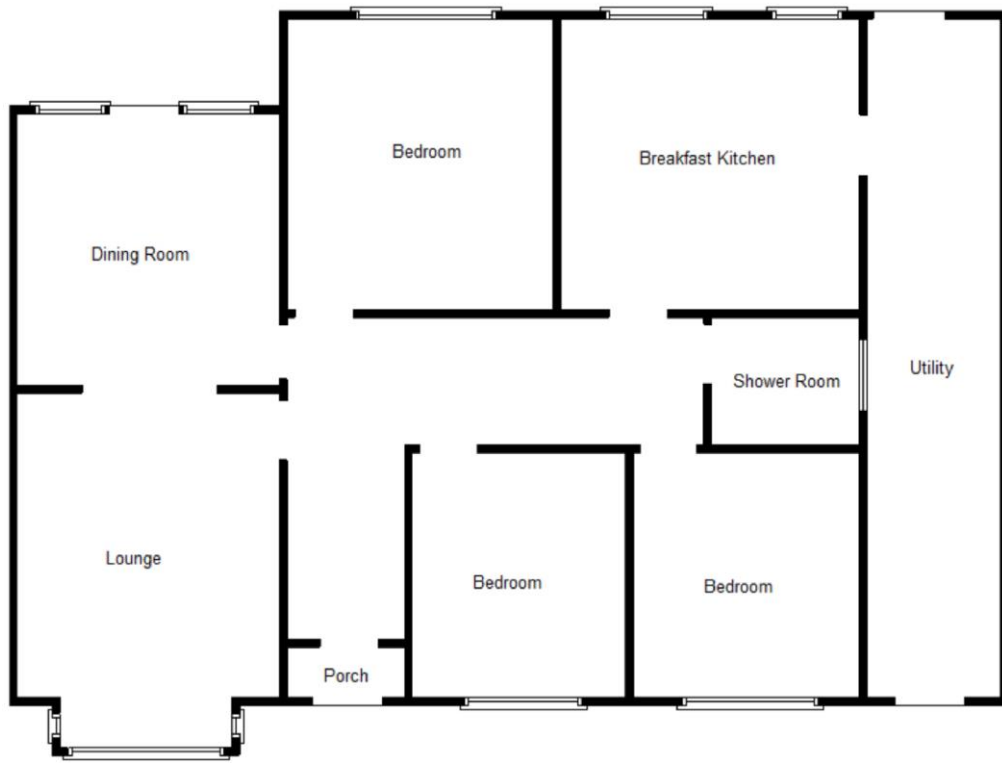
Bedroom Three to Front 3.18m x 2.87m (10'5" x 9'5")

Family Shower Room 2.03m x 1.73m (6'8" 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 vendor. Current council tax band – D



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 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.