



smarthomes

## Tixall Road

Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen, Bathroom & Separate W.C
- Landscaped West Facing Rear Garden
- Two Spacious Reception Rooms

**Offers in Region of £400,000**

Current EPC Rating - 52  
Current Council Tax Band - D







## Property Description

A well presented double fronted detached family home situated in a most convenient and popular location offering accommodation comprising two spacious reception rooms, fitted kitchen, three double bedrooms, bathroom, separate W.C, mature West facing rear garden, side garage and driveway parking





## Rooms & Measurements

Spacious Through Lounge 6.27m x 3.23m (20'7" x 10'7")

Dining Room to Front 3.73m x 3.25m (12'3" x 10'8")

Fitted Kitchen to Rear 4.27m x 2.03m (14'0" x 6'8")

Dual Aspect Bedroom One 5.28m x 3.25m (17'4" x 10'8")

Bedroom Two to Front 3.05m x 2.62m (10'0" x 8'7")

Bedroom Three to Rear 3.25m x 2.06m (10'8" x 6'9")

Bathroom to Front 1.7m x 1.37m (5'7" x 4'6")

Separate W.C

Garage 5.41m x 2.26m (17'9" x 7'5")

Tenure

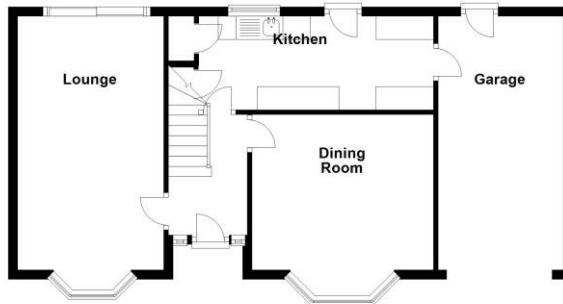
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – D





Ground Floor



First Floor



Total area: approx. 111.7 sq. metres (1202.4 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 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.