



smarthomes

Bibury Road

Hall Green, Birmingham

- A Very Well Presented Four Bedroom Family Home
- Extended Kitchen & Three Reception Rooms
- Mature South Facing Rear Garden
- Conservatory & No Upward Chain

Offers Over £375,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A spacious extended and well maintained semi-detached family home situated in a most sought after location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, breakfast room, extended fitted kitchen, conservatory, guest W.C, four bedrooms, family bathroom, separate W.C, South facing rear garden, side garage and driveway parking



Rooms & Measurements

Reception Room One to Front 4.8m x 3.15m max (15'9" x 10'4" max)

Reception Room Two to Rear 4.6m x 3.48m max (15'1" x 11'5" max)

Breakfast Room 2.77m x 2.46m (9'1" x 8'1")

Extended Fitted Kitchen to Rear 5.08m x 1.91m (16'8" x 6'3")

Conservatory 2.74m x 2.49m (9'0" x 8'2")

Bedroom One to Front 4.88m x 3.15m (16'0" x 10'4")

Bedroom Two to Rear 4.6m x 3.51m (15'1" x 11'6")

Dual Aspect Bedroom Three 4.5m x 2.18m max (14'9" x 7'2" max)

Bedroom Four to Front 2.54m x 2.06m (8'4" x 6'9")

Family Bathroom to Rear 2.03m x 1.88m (6'8" x 6'2")

Side Garage 6.22m max x 2.29m max (20'5" max x 7'6" max)

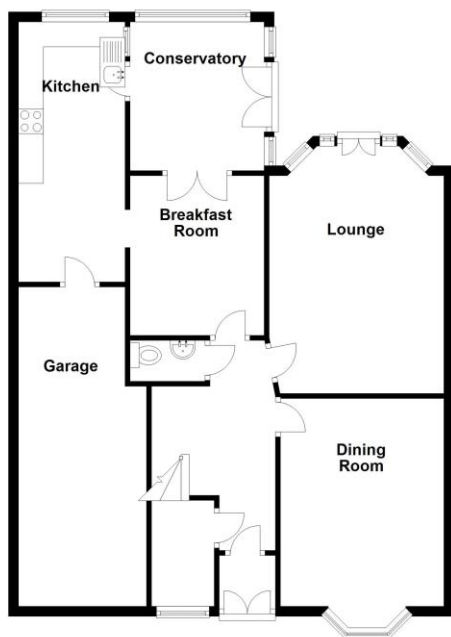
Tenure

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. 155.9 sq. metres (1678.5 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.