



smarthomes

Kedleston Road

Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Extended & Re-Fitted Open Plan Family Kitchen/Diner
- Private West Facing Rear Garden
- Modern Family Bathroom

£350,000

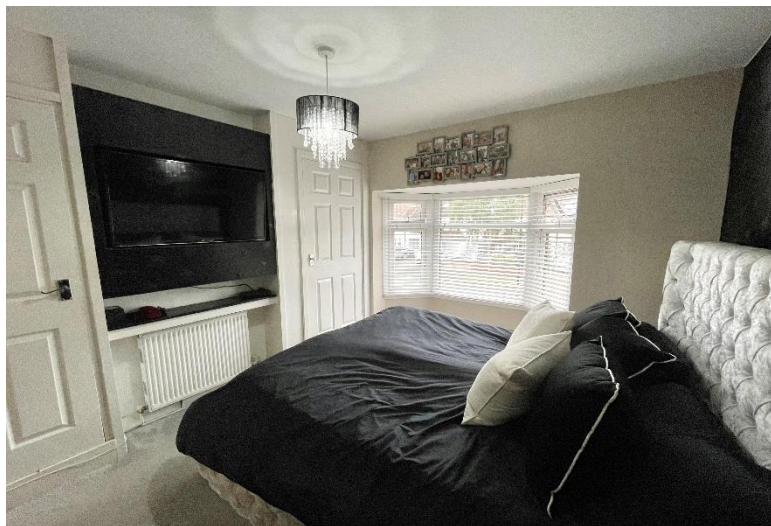
Current EPC Rating - 66
Current Council Tax Band - C





Property Description

A well presented and extended semi-detached family home situated in a popular location offering accommodation comprising a superb extended open plan family kitchen/diner, separate lounge, utility room, guest W.C, three bedrooms, re-fitted family bathroom, West facing rear garden and driveway parking



Rooms & Measurements

Lounge to Front 3.73m x 3.38m (12'3" x 11'1")

Guest W.C

Superb Extended Open Plan Family Kitchen/Diner to Rear
6.1m max x 5.41m max (20'0" max x 17'9" max)

Utility Room 1.96m x 1.37m (6'5" x 4'6")

Bedroom One to Front 3.84m x 2.77m (12'7" x 9'1")

Bedroom Two to Rear 3.18m x 3.1m (10'5" x 10'2")

Bedroom Three to Front 2.36m x 2.29m (7'9" x 7'6")

Re-Fitted Family Bathroom to Rear 2.34m x 2.24m (7'8" x 7'4")

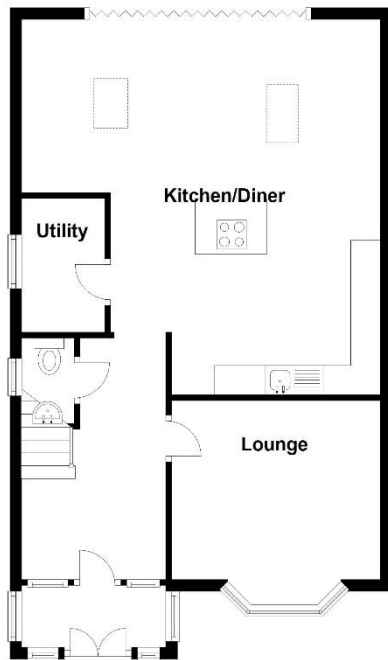
Tenure

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.

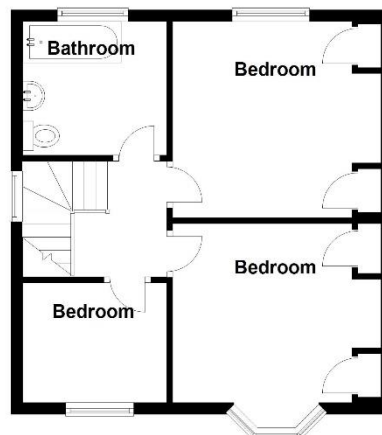
EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor



First Floor



Total area: approx. 101.4 sq. metres (1091.2 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.