



smarthomes

Egginton Road

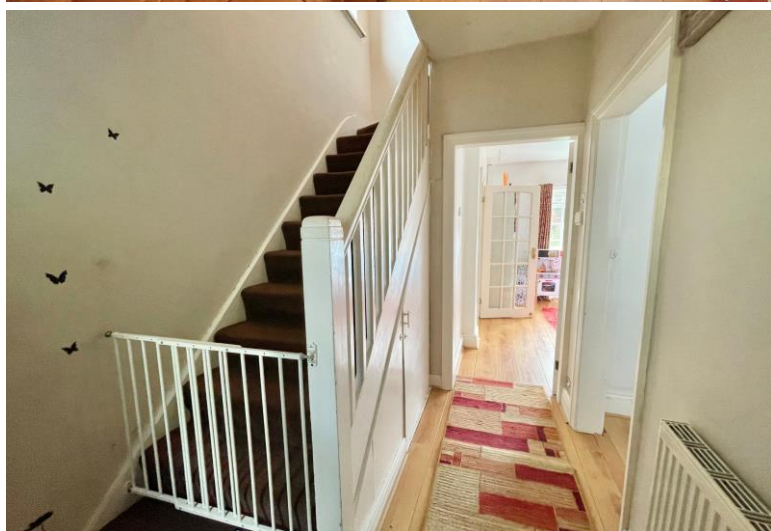
Hall Green, Birmingham

- An Extended Three Bedroom Family Home
- Extended Breakfast Kitchen & Family Bathroom
- Southerly Facing Rear Garden
- Two Reception Rooms

£330,000

Current EPC Rating - 46
Current Council Tax Band - C





Property Description

A semi-detached family home situated in a most popular location offering accommodation comprising two reception rooms, extended kitchen/diner, utility/guest W.C, three bedrooms, family bathroom, Southerly facing rear garden, side garage and driveway parking



Rooms & Measurements

Dining Room to Front 4.34m x 2.82m (14'3" x 9'3")

Lounge to Rear 3.96m x 3.68m (13'0" x 12'1")

Extended Kitchen/Diner to Rear 4.47m x 3.81m (14'8" x 12'6")

Utility Room/Guest W.C

Bedroom One to Front 4.5m x 3.18m (14'9" x 10'5")

Bedroom Two to Rear 3.58m x 3.12m (11'9" x 10'3")

Bedroom Three to Front 2.13m x 1.75m (7'0" x 5'9")

Family Bathroom to Rear 2.57m max x 2.51m max (8'5" max x 8'3" max)

Tenure

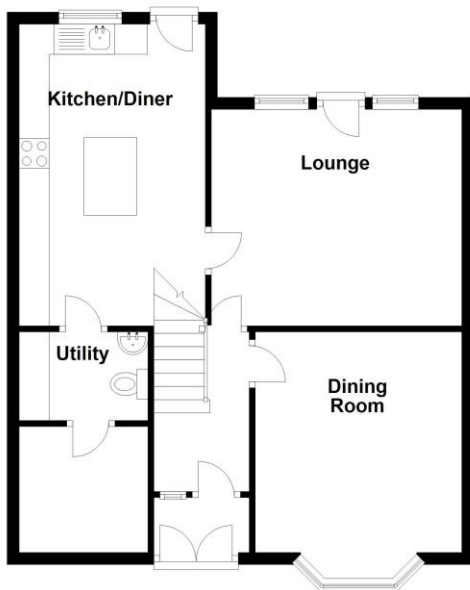
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

Current council tax band – C



Ground Floor



First Floor



Total area: approx. 101.5 sq. metres (1093.0 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 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.