



smarthomes

Highfield Road

Hall Green, Birmingham

- A Very Well Presented Two Bedroom Period Family Home
- Re-Fitted Breakfast Kitchen & Re-Fitted Family Bathroom
- Converted Loft Space with En-Suite Shower Room
- Two Reception Rooms

£315,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A very well presented period family home situated in a most convenient location offering accommodation comprising lounge, dining room, re-fitted breakfast kitchen, utility, guest W.C, two double bedrooms, re-fitted family bathroom, converted loft space with ensuite shower room and rear garden



Rooms & Measurements

Dining Room to Front 4.09m max x 3.76m max (13'5" max x 12'4" max)

Lounge 3.96m x 3.81m (13'0" x 12'6")

Utility Area 1.6m x 1.32m (5'3" x 4'4")

Guest W.C 2.64m x 1.09m (8'8" x 3'7")

Bedroom One to Front 4.01m x 3.63m (13'2" x 11'11")

Bedroom Two to Rear 3.94m max x 3.48m max (12'11" max x 11'5" max)

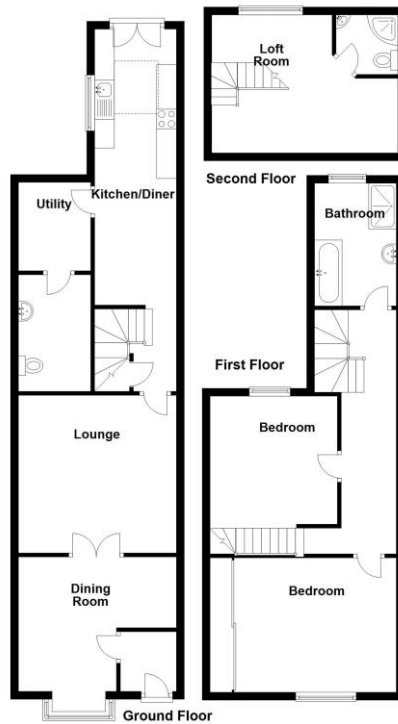
Family Bathroom to Rear 2.82m x 2.34m (9'3" x 7'8")

Converted Loft Room 5.18m x 4.27m (17'0" x 14'0")

En-Suite Shower

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



Total area: approx. 124.3 sq. metres (1338.3 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.