



smarthomes

Lulworth Avenue

Hall Green, Birmingham

- A Well Presented Semi Detached Family Home
- Two Reception Rooms
- Three Bedrooms
- Fitted Kitchen

£325,000

Current EPC Rating 62 (D)
Current Council Tax Band C





Property Description

A well-presented semi-detached family home situated in a most popular location offering accommodation two reception rooms, fitted kitchen, utility with gardeners W.C, three bedrooms, family bathroom, separate W.C, South/Easterly facing rear garden, side garage and driveway parking

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 vendor. Current council tax band – C



Rooms & Measurements

Dining Room to Front - 4.09m x 3.78m (13'5" x 12'5")

Lounge to Rear - 4.57m x 3.53m (15'0" x 11'7")

Kitchen to Rear - 2.64m x 2.59m (8'8" x 8'6")

Utility Area

Bedroom One to Rear - 4.62m x 3.53m (15'2" x 11'7")

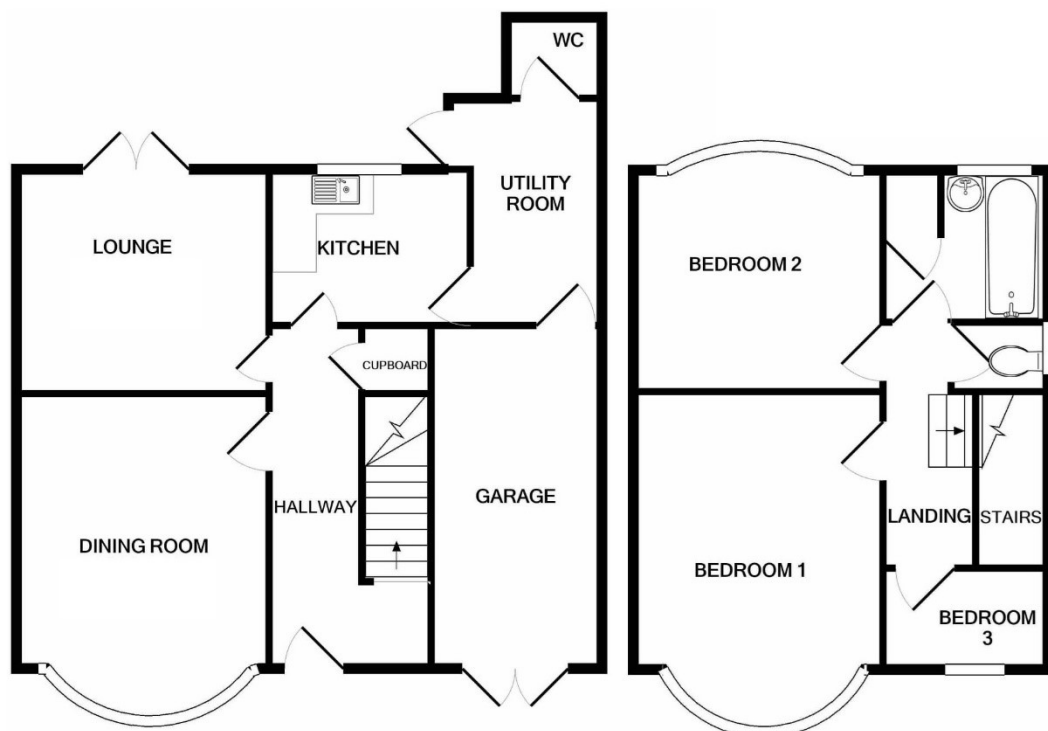
Bedroom Two to Front - 4.37m x 3.66m (14'4" x 12'0")

Bedroom Three to Front - 3.1m x 2.01m (10'2" x 6'7")

Family Bathroom to Rear - 2.51m x 1.73m (8'3" x 5'8")

Separate WC

Side Garage - 4.62m x 2.03m (15'2" x 6'8")



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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.