



smarthomes

## Fox Hollies Road

Hall Green, Birmingham

- A Well Maintained Three Bedroom Family Home
- Fitted Kitchen, Bathroom & Separate W.C
- Southerly Facing Rear Garden
- Two Reception Rooms

**£300,000**

Current EPC Rating - 47  
Current Council Tax Band - C





## Property Description

A well maintained semi-detached family home situated in most convenient location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, fitted kitchen, utility area, three bedrooms, family bathroom, separate W.C, Southerly facing rear garden, side garage and driveway parking



## Rooms & Measurements

Dining Room to Front 4.37m x 3.71m (14'4" x 12'2")

Lounge to Rear 4.47m x 3.53m (14'8" x 11'7")

Fitted Kitchen to Rear 2.59m x 2.46m (8'6" x 8'1")

Utility Area

Bedroom One to Front 4.67m x 3.53m (15'4" x 11'7")

Bedroom Two to Rear 4.44m x 3.53m (14'7" x 11'7")

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

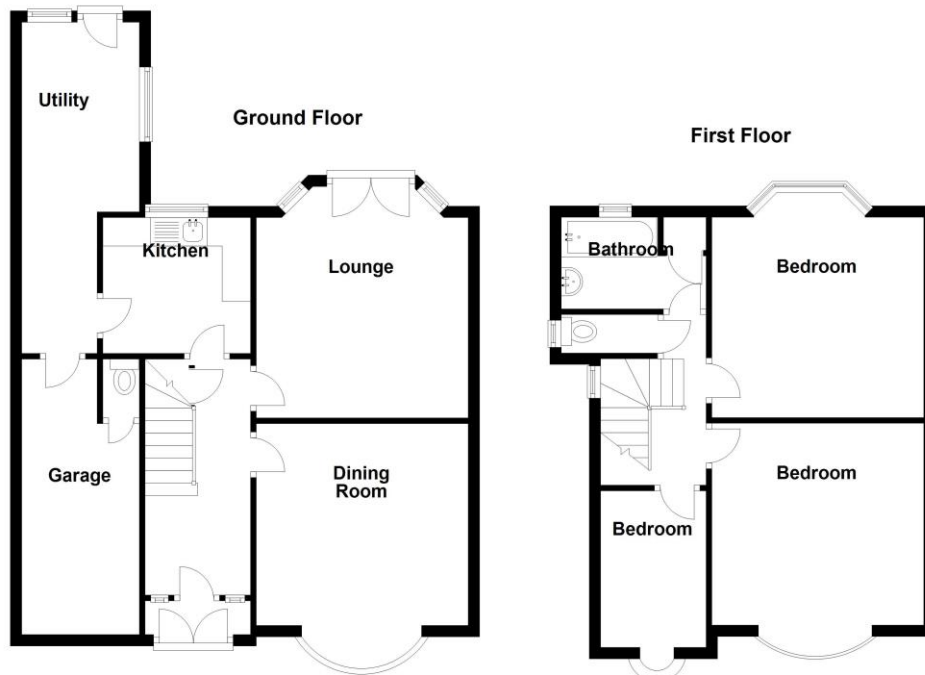
Family Bathroom to Rear 2.49m x 1.83m (8'2" x 6'0")

Separate W.C

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. 109.8 sq. metres (1181.6 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.