



smarthomes

Larchmere Drive

Hall Green, Birmingham

- A Detached Family Home
- Three Bedrooms
- Conservatory
- Modern Fitted Kitchen

£275,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A conveniently situated detached property offered for sale with no upward chain and currently affording three bedrooms, open plan kitchen family room, conservatory, family shower room, rear garden, garage and off road parking

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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



Rooms & Measurements

Office/Snug to Front - 3.07m x 2.95m (10'1" x 9'8")

Open Plan Kitchen Family Room - 6.71m x 3.15m (22'0" (max) x 10'4" (min))

Conservatory - 3.05m x 2.84m (10'0" x 9'4")

Bedroom One to Rear - 3.84m x 2.57m (12'7" x 8'5")

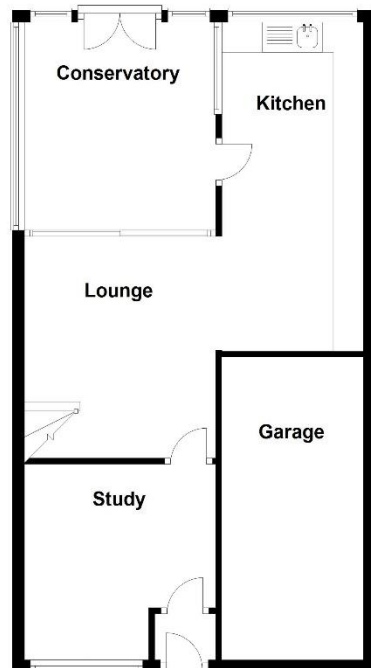
Bedroom Two to Front - 2.26m x 3.58m (7'5" x 11'9")

Bedroom Three to Rear - 3.73m x 1.96m (12'3" x 6'5")

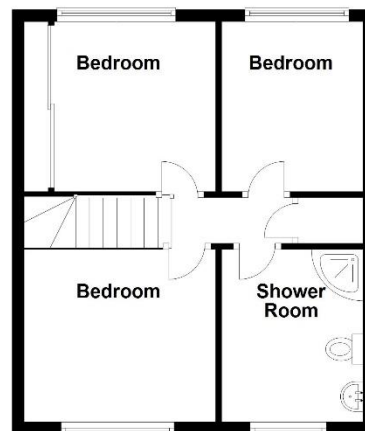
Family Shower Room



Ground Floor



First Floor



Total area: approx. 97.7 sq. metres (1051.3 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.