



smarthomes

## Burnaston Road

Hall Green, Birmingham

- A Four Bedroom Semi-Detached Family Home
- Extended Family Kitchen & Two Reception Rooms
- Extensive Rear Garden & Driveway Parking
- En-Suite Shower Room & Family Bathroom

**£410,000**

Current EPC Rating - D  
Current Council Tax Band - C



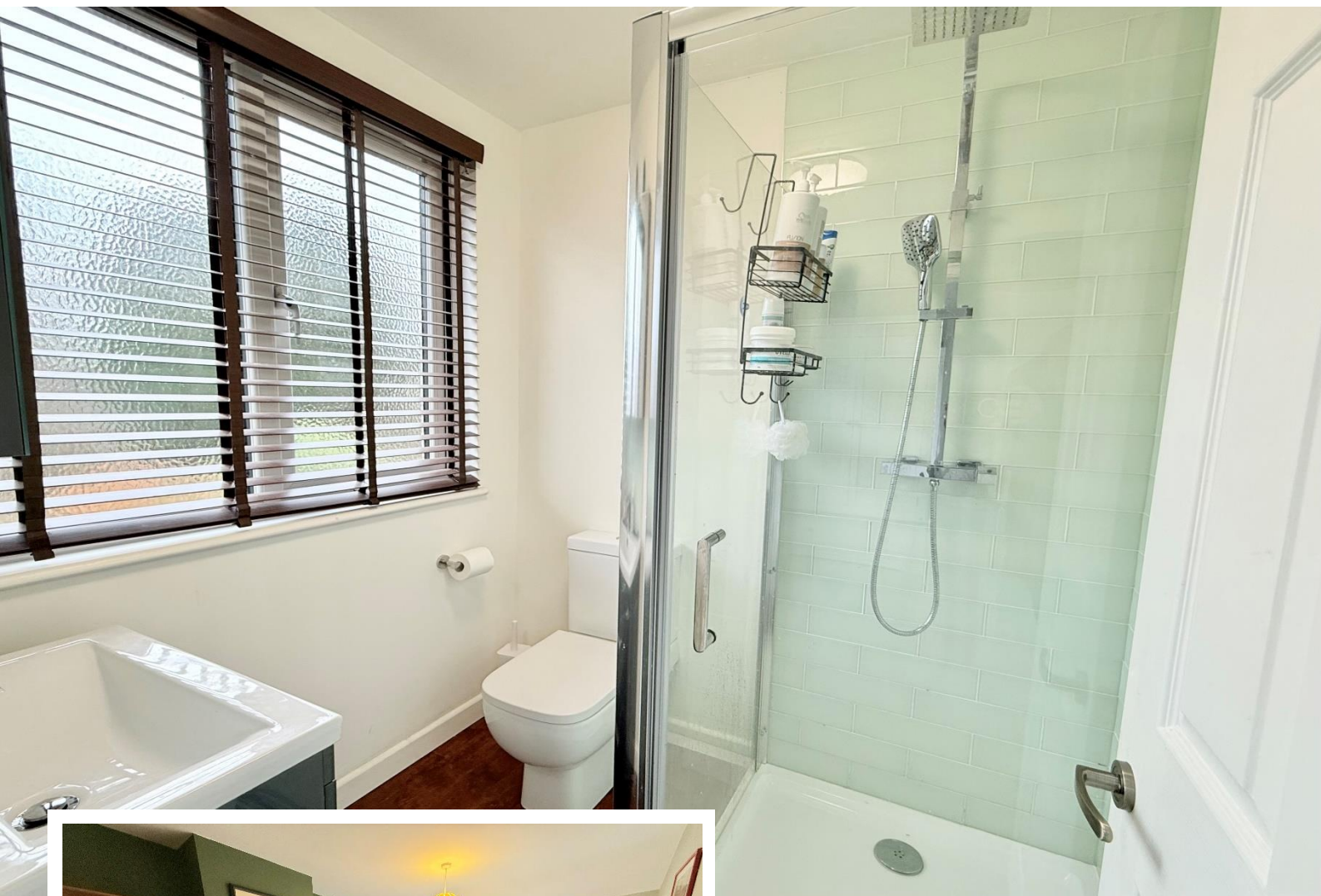




## Property Description

A superbly presented and extended four bedroom semi-detached property offering two reception rooms, extended dining kitchen, utility room, three first floor bedrooms and family bathroom, loft bedroom with en suite shower room, mature rear garden and off road parking





## Rooms & Measurements

Lounge to Front 4.39m x 3.4m (14'5" (into bay) x 11'2")

Sitting Room to Rear 3.81m x 3.07m (12'6" x 10'1")

Extended Dining Kitchen to Rear 7.19m x 3.15m (23'7" x 10'4")

Utility Room 1.85m x 4.27m (6'1" (max) x 14'0" (max))

Bedroom One to Front 4.5m x 3.43m (14'9" (into bay) x 11'3")

Bedroom Two to Rear 3.81m x 3.07m (12'6" x 10'1")

Bedroom Three to Rear 3.43m x 2.06m (11'3" x 6'9")

Family Bathroom to Front 2.21m x 1.73m (7'3" x 5'8")

Bedroom Four to Rear 3.48m x 4.14m (11'5" x 13'7")

En Suite Shower Room to Rear 1.88m x 1.6m (6'2" x 5'3")

### 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 vendor. Current council tax band – C





Total area: approx. 118.1 sq. metres (1271.0 sq. feet)

**Second Floor**



316 Stratford Road  
Shirley  
Solihull  
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