



smarthomes

Webb Lane

Hall Green, Birmingham

- A Two Double Bedroom Detached Bungalow
- Fitted Kitchen, Spacious Lounge & Conservatory
- Extensive South/Westerly Facing Rear Garden
- Side Garage & Driveway Parking

Offers Over £375,000

Current EPC Rating - 46
Current Council Tax Band - C





Property Description

DRAFT SALES PARTICULARS

A most spacious detached bungalow situated in a most sought after road. Offering accommodation comprising a spacious lounge, dining room, conservatory, L shaped fitted kitchen, two double bedrooms, four piece bathroom, South/Westerly facing rear garden, detached garage and driveway parking



Rooms & Measurements

Lounge to Front 7.26m x 4.88m max (23'10" x 16'0" max)

Dining Room to Rear 3.66m x 3.18m (12'0" x 10'5")

Conservatory 4.6m x 3.1m (15'1" x 10'2")

L Shaped Fitted Kitchen to Rear 3.76m max x 3.25m (12'4" max x 10'8")

Bedroom One to Front 5.18m x 3.66m (17'0" x 12'0")

Bedroom Two to Side 3.53m x 3.35m (11'7" x 11'0")

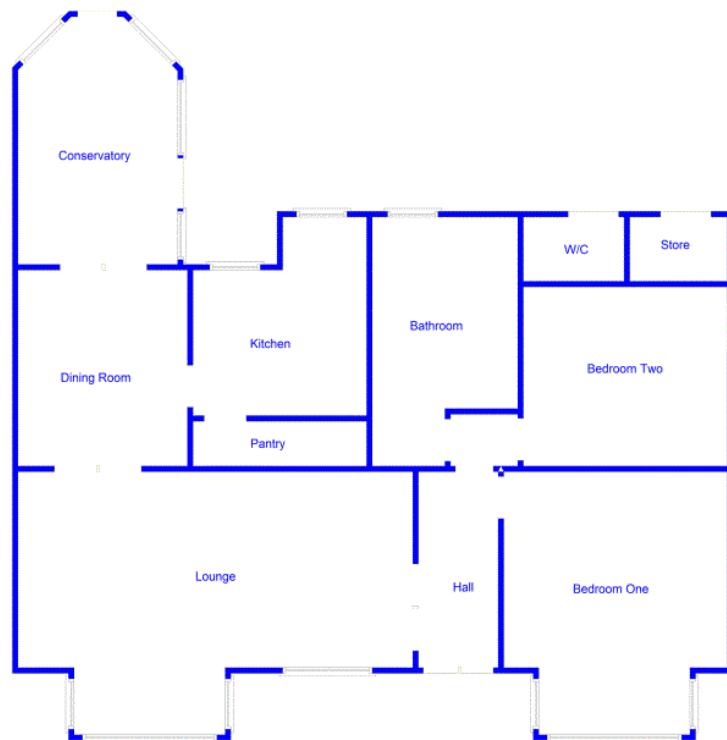
Four Piece Bathroom to Rear

Detached Garage 5.23m x 2.57m (17'2" x 8'5")

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



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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.