



smarthomes

Bibury Road

Hall Green, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Extended Family Kitchen/Diner & Modern Family Bathroom
- Extensive Rear Garden & Driveway Parking
- Two Reception Rooms

Offers Over £375,000

Current EPC Rating - 54
Current Council Tax Band - D





Property Description

A very well presented and extended semi-detached family home situated in a most popular and convenient location. Offering accommodation comprising two spacious reception rooms, extended family kitchen/diner, utility room, guest W.C, three bedrooms, modern bathroom, separate W.C, extensive rear garden, garage store and driveway parking



Rooms & Measurements

Reception Room One to Front 4.88m x 3.18m (16'0" x 10'5")

Reception Room Two to Rear 4.62m x 3.12m (15'2" x 10'3")

Extended Family Kitchen/Diner to Rear 7.44m max x 3.51m max (24'5" max x 11'6" max)

Utility Room 5.94m x 1.96m max (19'6" x 6'5" max)

Bedroom One to Front 4.88m x 3.18m (16'0" x 10'5")

Bedroom Two to Rear 4.65m x 3.18m (15'3" x 10'5")

Bedroom Three to Front 2.54m x 2.06m (8'4" x 6'9")

Modern Bathroom to Rear 2.46m x 1.96m (8'1" x 6'5")

Garage Store 3.18m x 3.18m (10'5" x 10'5")

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 – D



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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.