



smarthomes

Baldwins Lane

Hall Green, Birmingham

- A Very Well Presented & Extended Semi-Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen
- Conservatory
- Re-Fitted Family Bathroom

£400,000

Current EPC Rating 57 (D)
Current Council Tax Band C





Property Description

A very well presented and extended semi-detached family home situated in a most popular location offering accommodation comprising two reception rooms, conservatory, extended breakfast kitchen, guest W.C, four bedrooms, re-fitted family bathroom, extensive rear garden, integral garage and driveway parking

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



Rooms & Measurements

Dining Room to Front - 4.37m x 3.15m (14'4" x 10'4")

Lounge to Rear - 4.42m x 3.89m (14'6" x 12'9")

Conservatory - 3.66m x 3.18m (12'0" x 10'5")

Extended Breakfast Kitchen to Rear - 4.17m x 3.86m (13'8" x 12'8")

Guest W.C

Bedroom One to Rear - 4.34m x 2.84m (14'3" x 9'4")

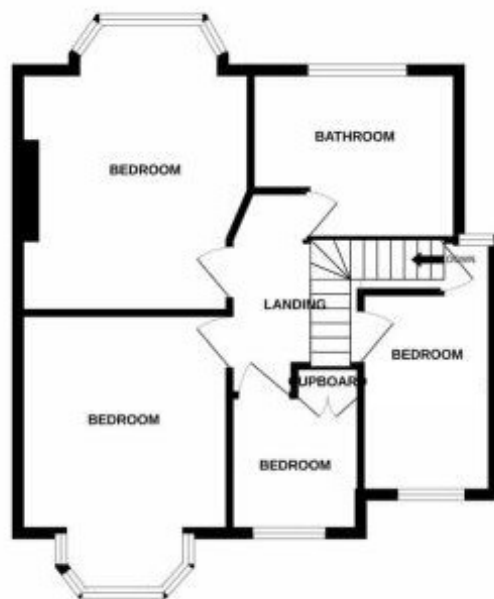
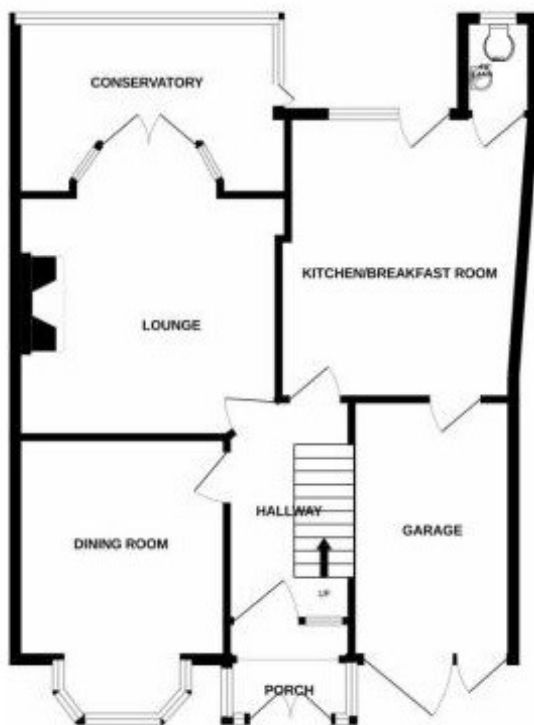
Bedroom Two to Front - 4.44m x 3.15m (14'7" x 10'4")

Dual Aspect Bedroom Three - 2.82m min x 1.96m max (9'3" min x 6'5" max)

Bedroom Four to Front - 2.06m x 1.75m (6'9" x 5'9")

Re-Fitted Family Bathroom to Rear - 2.46m max x 2.44m max (8'1" max x 8'0" max)

Integral Garage - 4.47m x 2.44m (14'8" x 8'0")



316 Stratford Road
 Shirley
 Solihull
 B90 3DN

www.smart-homes.co.uk
 0121 744 4144

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.