



smarthomes

Baldwins Lane

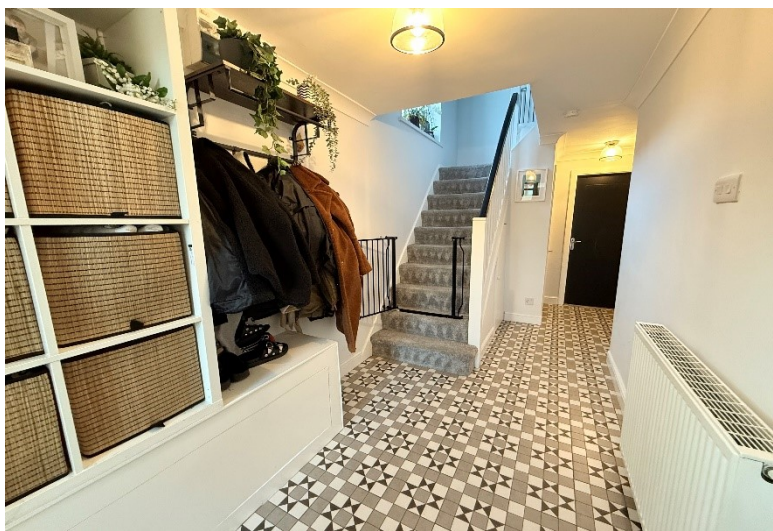
Hall Green, Birmingham

- A Beautifully Presented & Extended Semi Detached
- Three Double Bedrooms
- Through Lounge Diner
- Extended Breakfast Kitchen

Offers Over £350,000

Current EPC Rating 66 (D)
Current Council Tax Band C





Property Description

A beautifully presented and extended semi detached family home benefitting from three double bedrooms, through lounge diner, extended breakfast kitchen, guest WC, family bathroom, good size rear garden, garage to rear 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 vendor. Current council tax band – C



Rooms & Measurements

Spacious Entrance Hall

Guest WC

Lounge Diner to Front - 2.97m x 8.53m (9'9" x 28'0" (into bay)

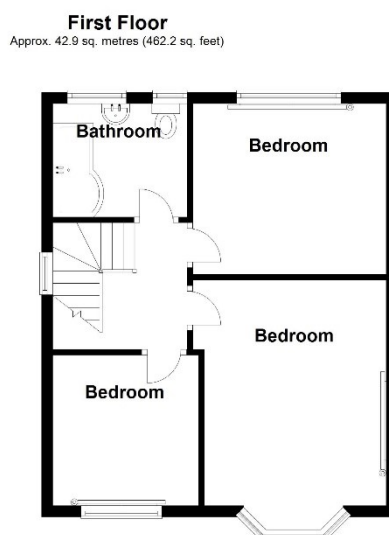
Extended Breakfast Kitchen to Rear
5.03m x 4.88m (16'6" (max) x 16'0" (max)

Bedroom One to Front - 2.87m x 4.88m (9'5" x 16'0" (into bay)

Bedroom Two to Rear - 3.38m x 3.51m (10'13" x 11'6")

Bedroom Three to Front - 2.46m x 2.51m (8'1" x 8'3")

Family Bathroom to Rear - 2.26m x 2.06m (7'5" x 6'9")



Total area: approx. 103.6 sq. metres (1115.1 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.