



smarthomes

## Wellfield Road

Hall Green, Birmingham

- A Beautifully Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- Landscaped Rear Garden & Driveway Parking
- Sun Room & En-Suite Shower Room

**Offers Over £290,000**

Current EPC Rating - D  
Current Council Tax Band - B







## Property Description

A very well presented semi-detached family home situated in a popular location and offering accommodation comprising a spacious lounge, re-fitted kitchen, sun room, re-fitted ground floor family bathroom, three bedrooms, en-suite shower room, landscaped rear garden and driveway parking





## Rooms & Measurements

Lounge to Front 5.08m x 4.09m (16'8" x 13'5")

Re-Fitted Kitchen to Rear 3.28m x 2.74m (10'9" x 9'0")

Sun Room 2.51m x 2.29m (8'3" x 7'6")

Re-Fitted Family Bathroom to Rear 2.49m x 1.35m (8'2" x 4'5")

Bedroom One to Front 4.09m max x 3.12m (13'5" max x 10'3")

En-Suite Shower Room 1.45m x 1.09m min (4'9" x 3'7" min)

Bedroom Two to Rear 3.76m x 2.77m (12'4" x 9'1")

Bedroom Three to Rear 2.74m x 2.16m (9'0" x 7'1")

### 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 – B





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