



smarthomes

Warwick Gardens

Hall Green, Birmingham

- A Well Presented & Recently Constructed Detached Family Home
- Four Bedrooms
- Open Plan Kitchen/Diner
- En Suite Shower Room & Family Bathroom

Offers Over £405,000

Current EPC Rating - 84 (B)
Current Council Tax Band - E



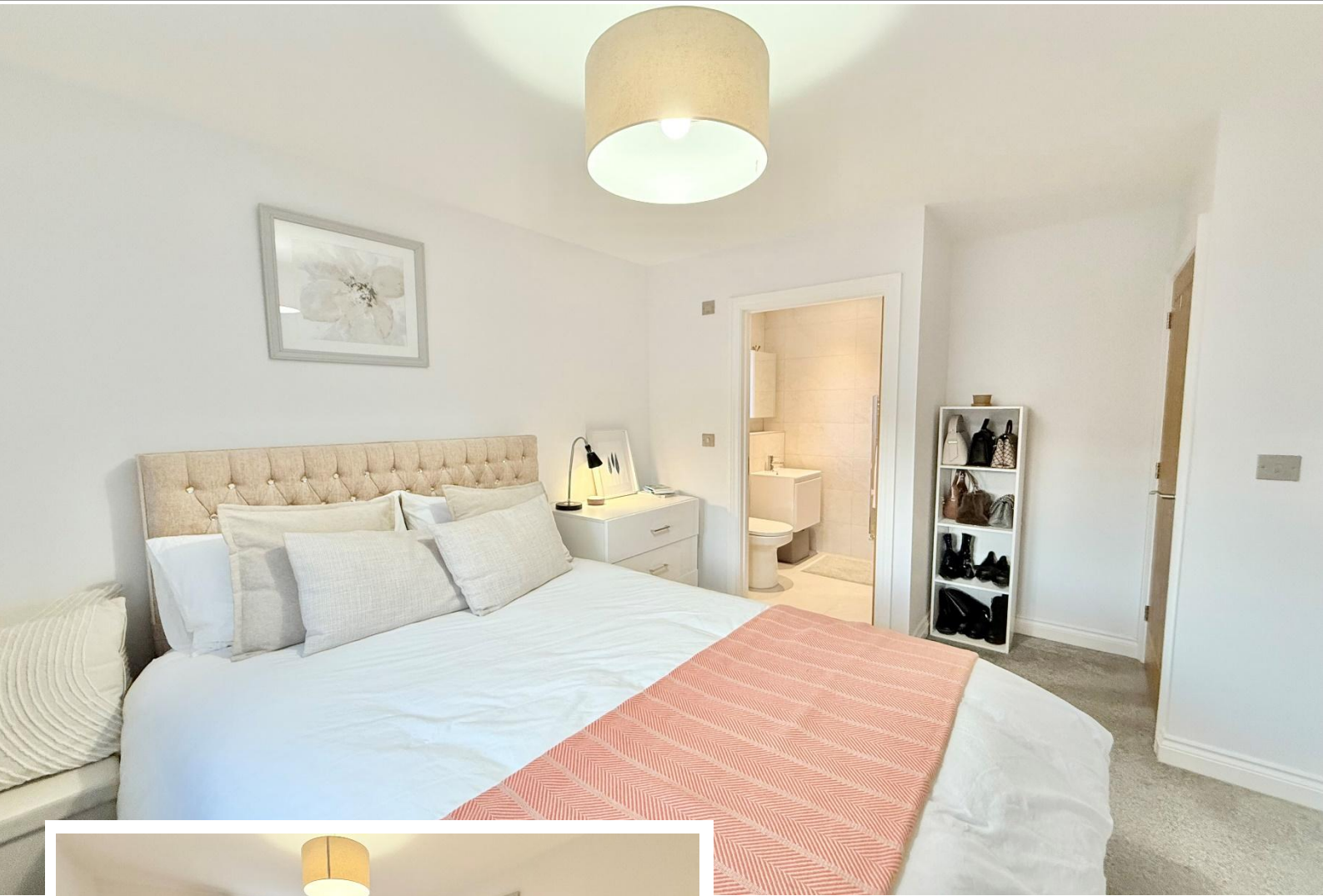


Property Description

A well presented and recently constructed detached family home situated in a discreet cul-de-sac location. Offering accommodation comprising lounge, open plan kitchen/diner, utility, guest W.C, four bedrooms, en-suite shower room, family bathroom, rear garden and driveway 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 – E



Rooms & Measurements

Welcoming Entrance Hall

Lounge to Front - 5.03m x 3.15m (16'6" x 10'4")

Dining Kitchen to Rear - 5.74m x 3.84m (18'10" x 12'7")

Utility Room

Guest WC to Side

Bedroom One to Front - 3.84m x 2.57m (12'7" x 8'5")

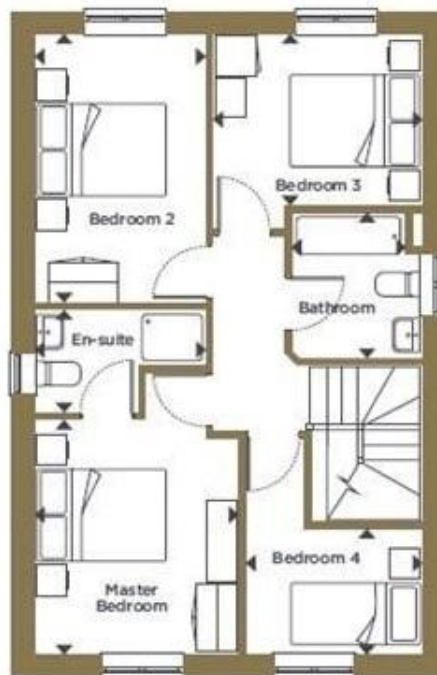
En Suite Shower Room to Side

Bedroom Two to Rear - 3.71m x 2.51m (12'2" x 8'3")

Bedroom Three to Rear - 3.07m x 2.59m (10'1" x 8'6")

Bedroom Four to Front - 4.01m x 2.06m (13'2" x 6'9")

Family Bathroom to Side - 4.01m x 2.06m (13'2" x 6'9")



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 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.