

smarthomes

Egginton Road

Hall Green, Birmingham

- A Substantially Extended Four Bedroom Family Home
- Extended Open Plan Lounge/Diner & Re-Fitted Kitchen
- West Facing Rear Garden & Driveway Parking
- Four Piece Family Bathroom & En-Suite W.C

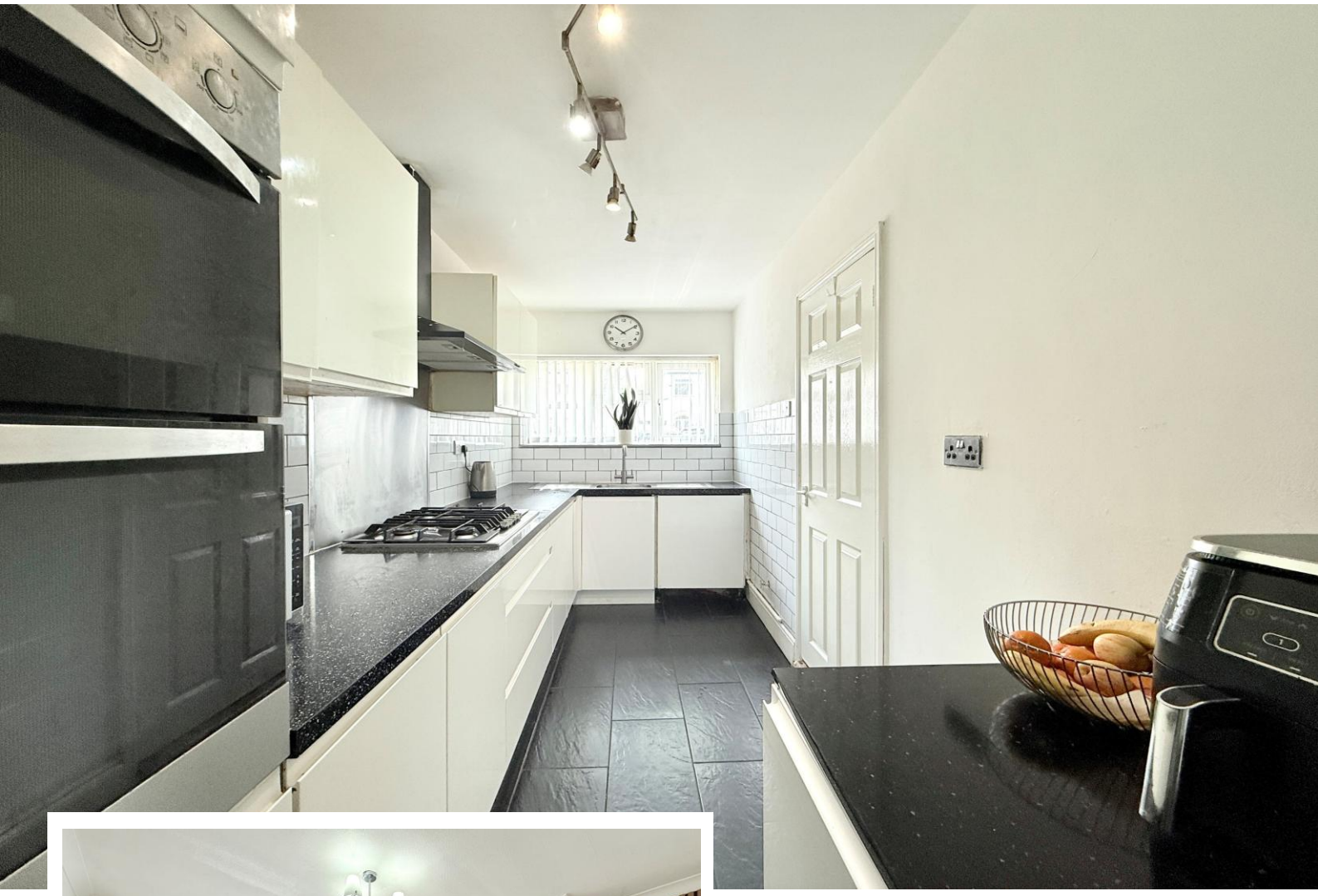
£360,000

Current EPC Rating – E54

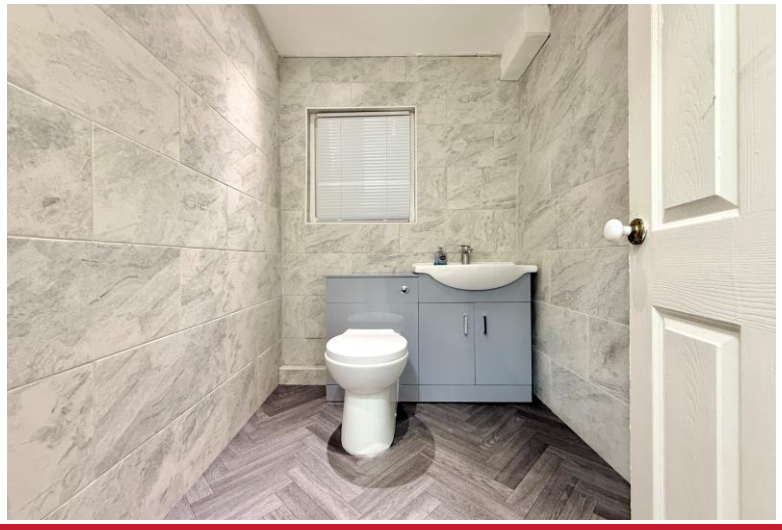
Current Council Tax Band - C









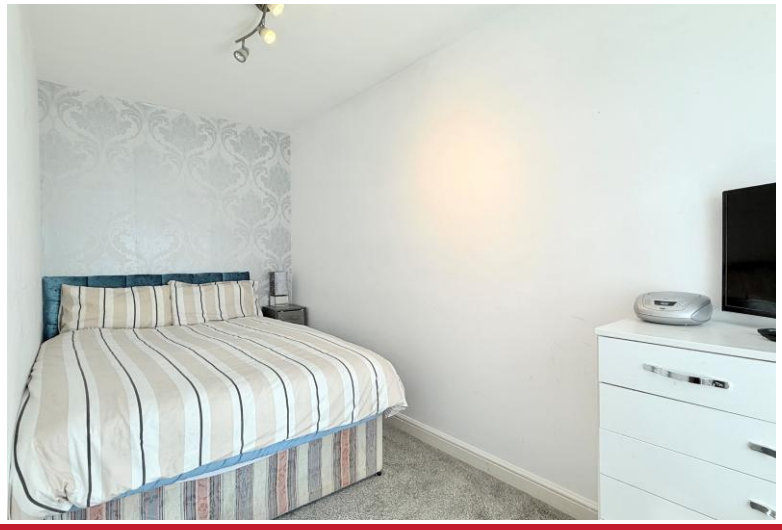


Property Description

An extended semi-detached family home offering accommodation comprising sitting room, extended open plan living/dining room, re-fitted kitchen, utility area, guest W.C, four good size bedrooms, en-suite W.C, re-fitted family bathroom, private Westerly facing rear garden and driveway parking







Rooms & Measurements

Sitting Room to Front 10' 10" x 10' 4" (3.3m x 3.15m)

Extended Open Plan Living/Dining Room to Rear 23' 3" max x 19' 10" max (7.09m max x 6.05m max)

Re-Fitted Kitchen to Front 15' 6" x 5' 10" (4.72m x 1.78m)

Bedroom Two to Rear 11' 10" x 10' 5" (3.61m x 3.18m)

Bedroom Three to Front 10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom Four to Front 13' 3" x 5' 11" (4.04m x 1.8m)

Re-Fitted Family Bathroom to Rear

Master Bedroom 11' 11" x 8' 7" (3.63m x 2.62m)

En-Suite W.C

Tenure
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band - C











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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 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.