



smarthomes

## Delamere Road

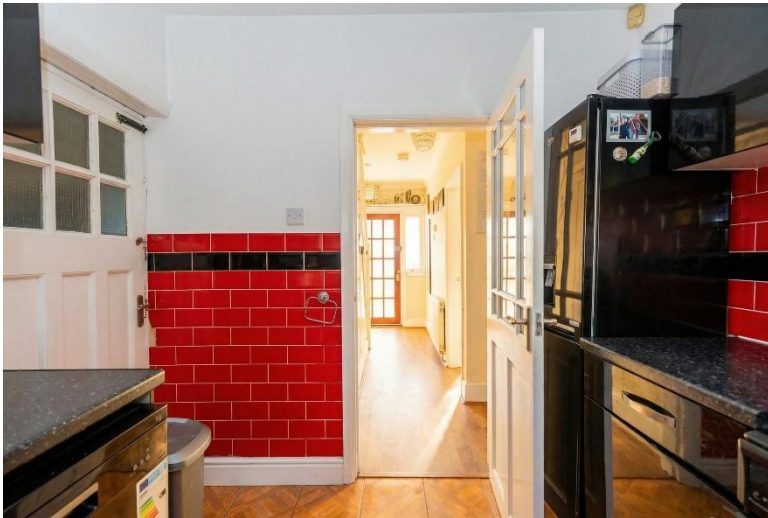
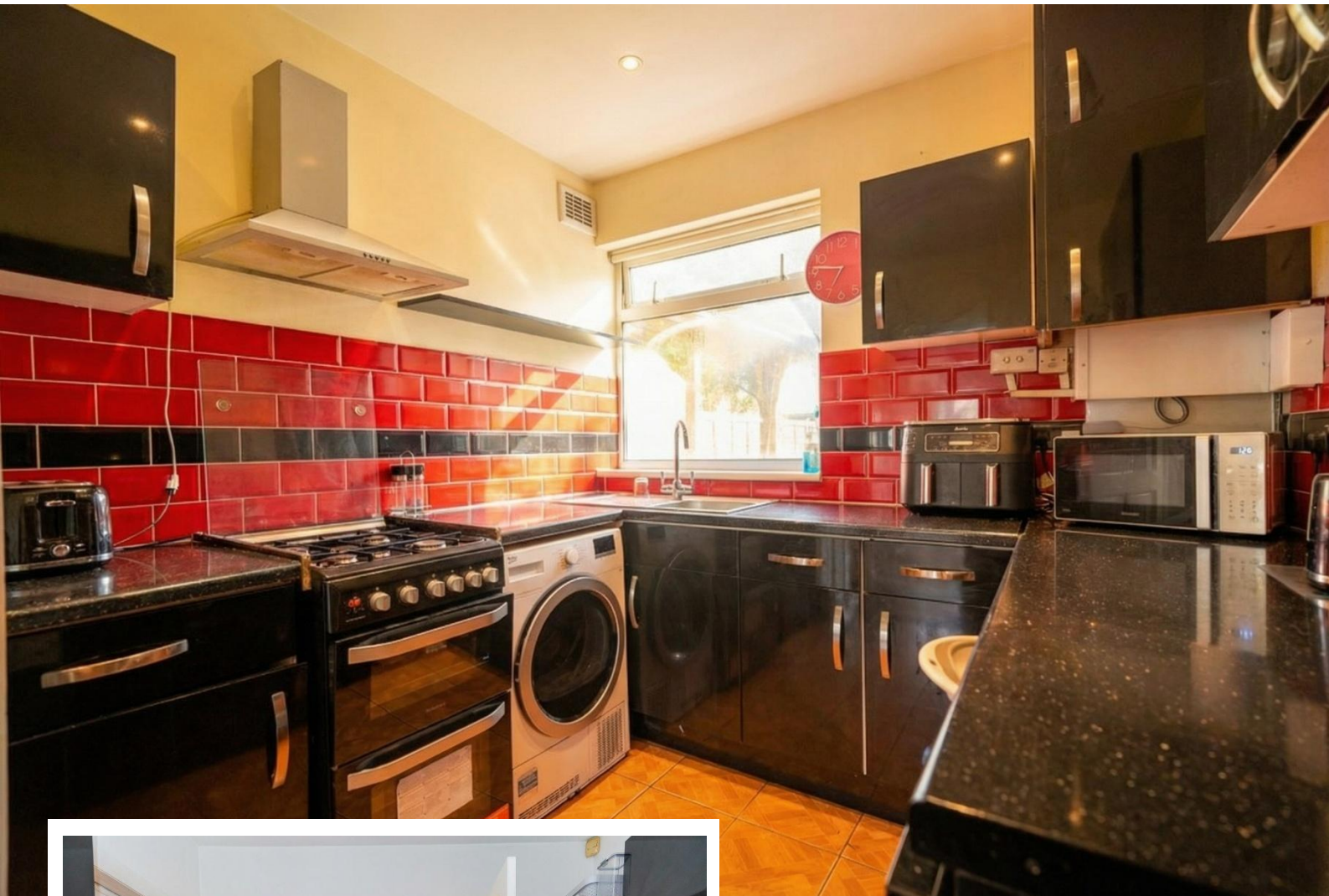
Hall Green, Birmingham

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen

**£300,000**

Current EPC Rating 58 (D)  
Current Council Tax Band E





## Property Description

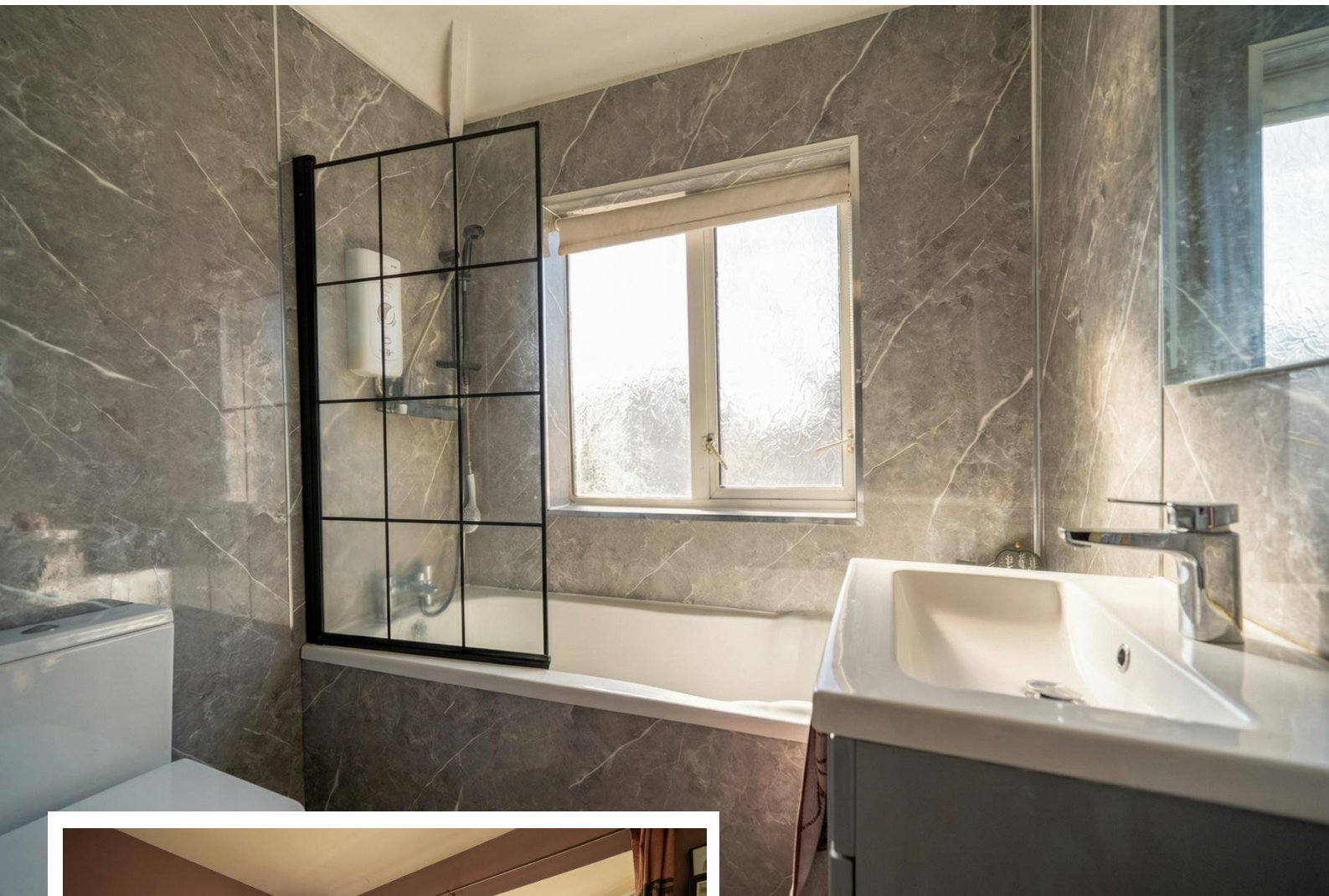
A well presented three bedroom semi-detached family home offering two reception rooms, kitchen, lean-to, guest WC, family bathroom, easterly facing rear garden off-road parking

### 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 Nigel Hodges

Current council tax band – E



## Rooms & Measurements

Entrance Hall

Guest WC

Reception Room One to Front - 4.1m x 3.8m (13'5" x 12'5")

Reception Room Two to Rear - 3.4m x 3.4m (11'1" x 11'1")

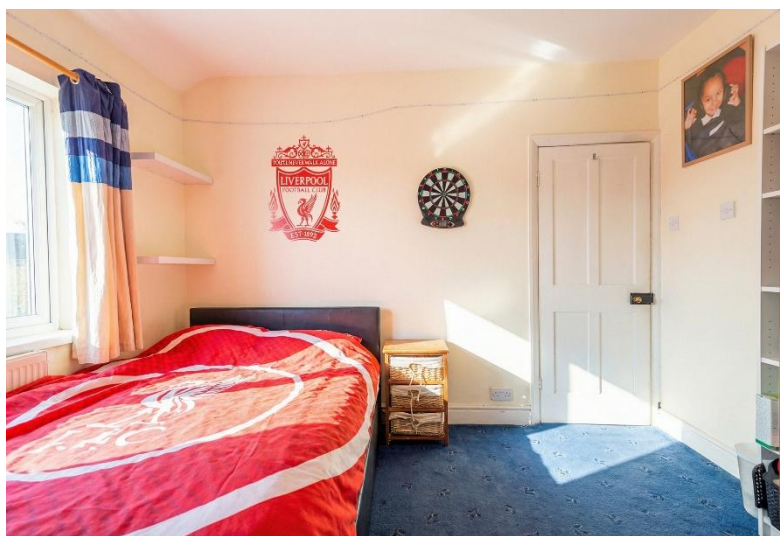
Kitchen to Rear - 2.8m x 2.3m (9'2" x 7'6")

Bedroom One to Front - 3.7m x 3.3m (12'1" x 10'9")

Bedroom Two to Rear - 3.3m x 3.3m (10'9" x 10'9")

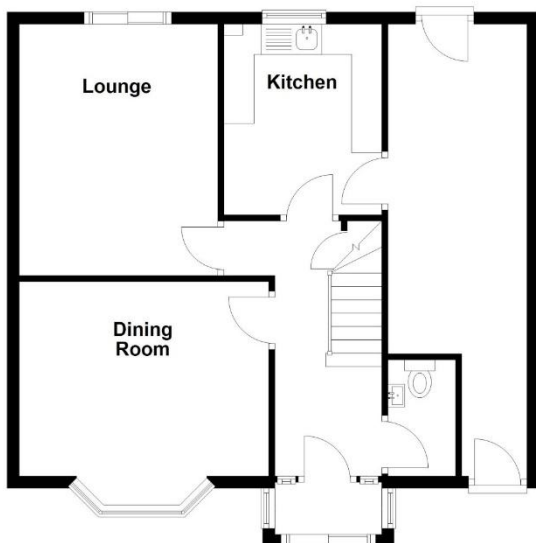
Bedroom Three to Rear - 2.3m x 2.4m (7'6" x 7'10")

Family Bathroom to Front



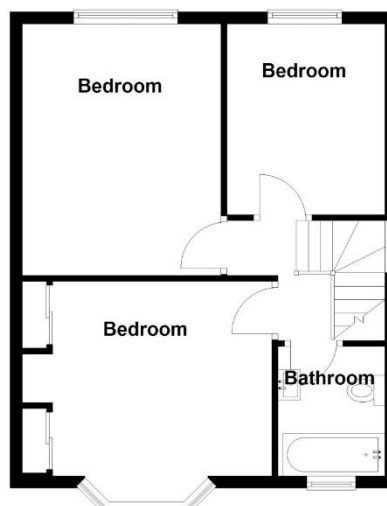
### Ground Floor

Approx. 64.4 sq. metres (692.8 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 109.2 sq. metres (1175.3 sq. feet)

316 Stratford Road  
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Solihull  
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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.