



smarthomes

Fallowfield Avenue

Hall Green, Birmingham

- A Beautifully Presented Semi-Detached Property
- Three Bedrooms
- Superb Extended Open Plan Family Kitchen/Diner
- Lounge, Home Office & Ground Floor Shower Room

Offers Over £375,000

Current EPC Rating - TBC
Current Council Tax Band - C



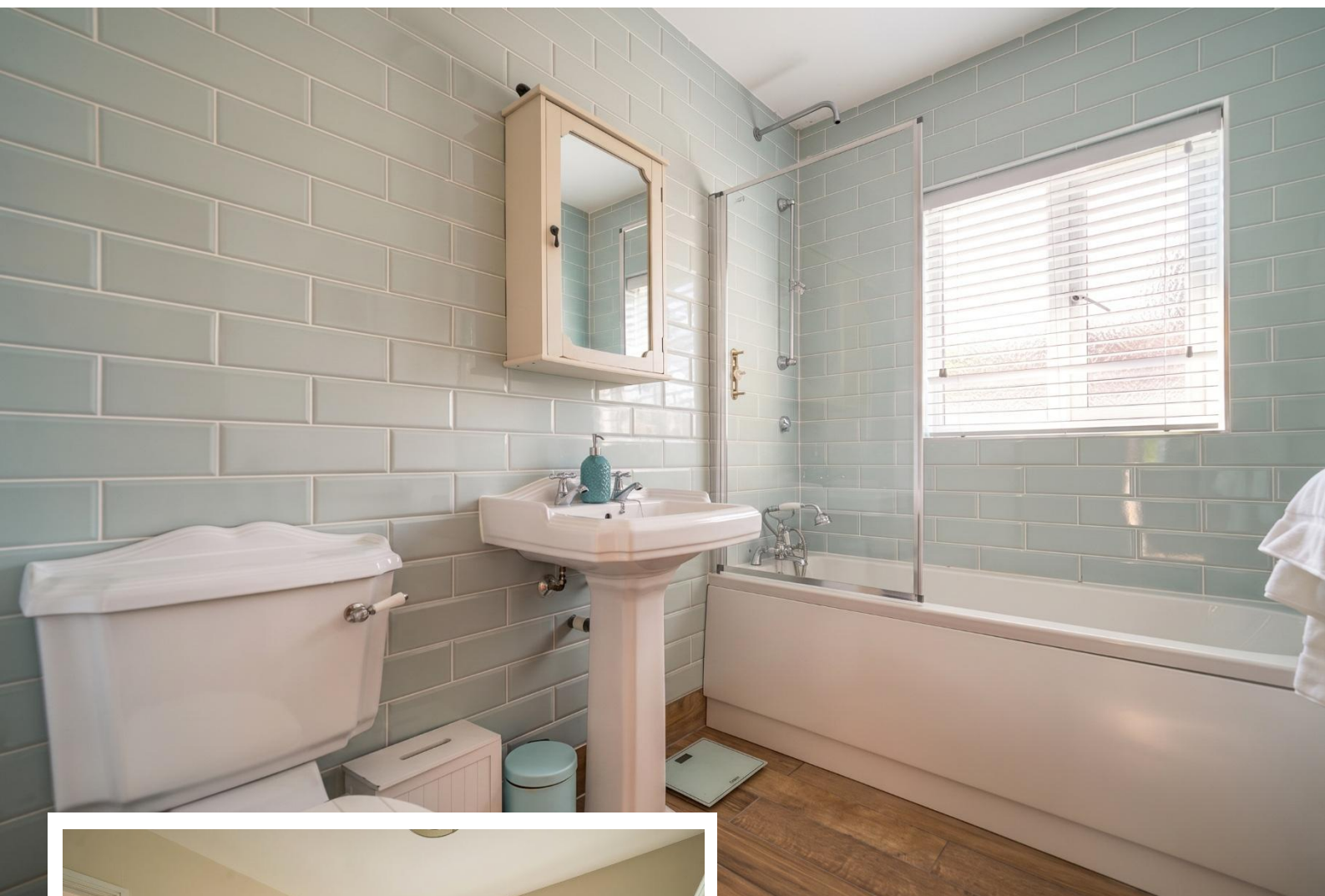


Property Description

A beautifully presented and extended semi-detached family home situated in a discreet cul-de-sac location. Offering accommodation comprising a superb extended open plan family kitchen/diner, lounge, home office, utility, ground floor shower room, three bedrooms, family bathroom, lovely private 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 Nigel Hodges. Current council tax band –C



Rooms & Measurements

Lounge to Front 4.39m x 3.2m (14'5" x 10'6")

Home Office to Front 3.05m x 1.68m (10'0" x 5'6")

Dining Area 4.19m max x 3.58m (13'9" max x 11'9")

Kitchen Area 5.71m x 4.09m (18'9" x 13'5")

Utility Room

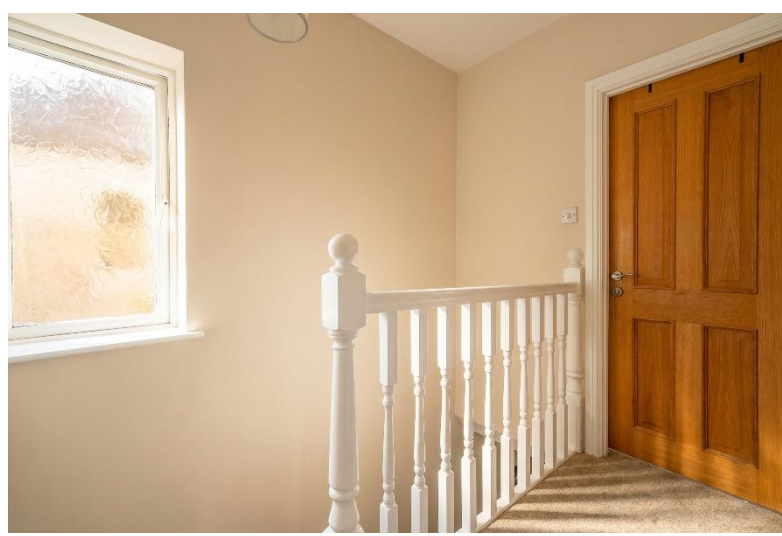
Ground Floor Shower Room 1.63m x 1.63m (5'4" x 5'4")

Bedroom One to Front 4.57m x 3.35m (15'0" x 11'0")

Bedroom Two to Rear 3.4m x 3.33m max (11'2" x 10'11" max)

Bedroom Three to Rear 3.35m x 2.13m (11'0" x 7'0")

Re-Fitted Family Bathroom to Front 2.44m x 1.68m (8'0" x 5'6")



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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.