



smarthomes

Primrose Lane

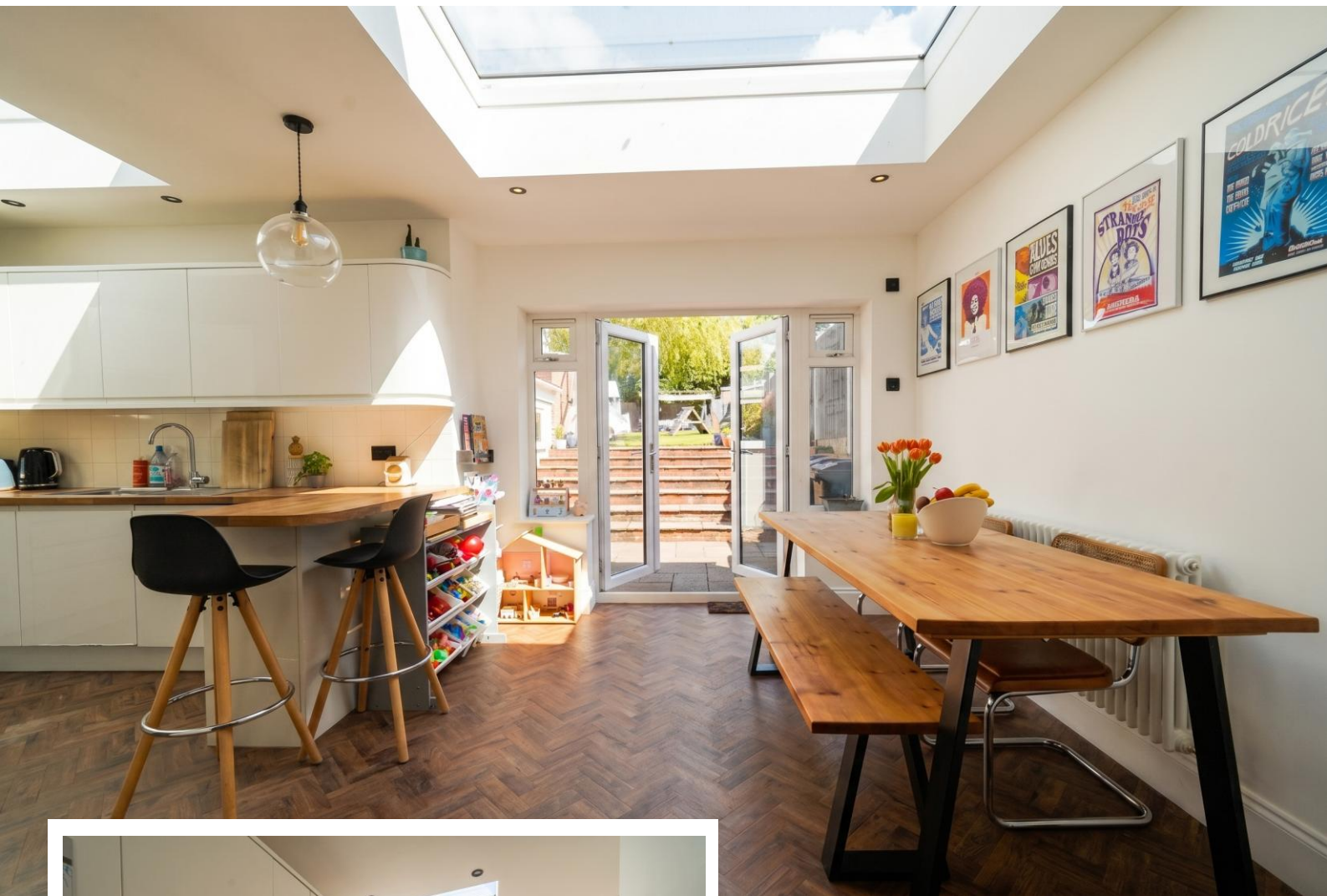
Hall Green, Birmingham

- An Extended Three Good Size Bedroom Semi-Detached Property
- Spacious Lounge/Diner & Re-Fitted Family Bathroom
- Extended & Re-Fitted Breakfast Kitchen
- Delightful Extensive Rear Garden

Offers Over £355,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A beautifully presented & extended semi-detached family home situated in a most popular location offering accommodation comprising a spacious lounge/diner, extended & re-fitted breakfast kitchen, guest W.C with utility area, three good size bedrooms, re-fitted family bathroom, delightful landscaped rear garden, converted garage store and driveway 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 vendor

Current council tax band – C



Rooms & Measurements

Guest W.C with Utility Area

Spacious Lounge/Diner 7.6m x 3.6m (24'11" x 11'9")

Re-Fitted Breakfast Kitchen to Rear 5.8m max x 4.1m max (19'0" max x 13'5" max)

Bedroom One to Rear 3.7m x 3.6m (12'1" x 11'9")

Bedroom Two to Front 3.7m x 3.6m (12'1" x 11'9")

Bedroom Three to Front 2.3m x 2.1m (7'6" x 6'10")

Re-Fitted Family Bathroom to Rear 2.4m x 2.3m (7'10" x 7'6")

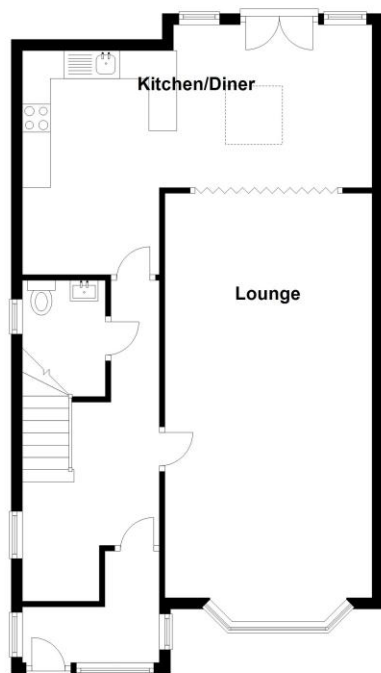
Delightful Landscaped Rear Garden

Converted Garage Store 5.8m x 2.7m (19'0" x 8'10")



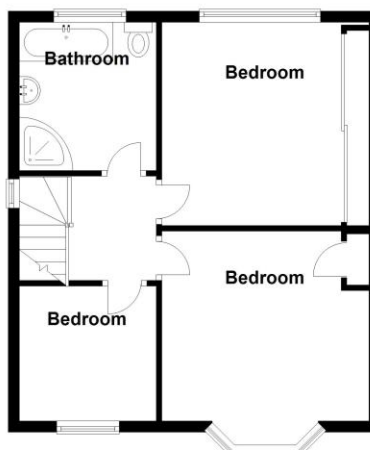
Ground Floor

Approx. 66.4 sq. metres (714.2 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 111.4 sq. metres (1199.1 sq. feet)

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 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.