



smarthomes

Marion Way

Hall Green, Birmingham

- A Well Maintained Three Bedroom Detached Family Home
- Fitted Kitchen & Spacious Lounge/Diner
- Southerly Facing Rear Garden
- Garage & Driveway Parking

Offers Over £325,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A well maintained detached family home situated in a discreet cul-de-sac location offering accommodation comprising a spacious lounge/diner, fitted kitchen, guest W.C, three double bedrooms, family shower room, low maintenance Southerly facing rear garden, garage and driveway parking



Rooms & Measurements

Fitted Kitchen to Front 3.1m x 3.02m (10'2" x 9'11")

Spacious Lounge/Diner to Rear 7.62m max x 3.94m max
(25'0" max x 12'11" max)

Guest W.C

Bedroom One to Rear 3.66m x 3.05m (12'0" x 10'0")

Bedroom Two to Rear 4.47m max x 2.49m max (14'8" max x
8'2" max)

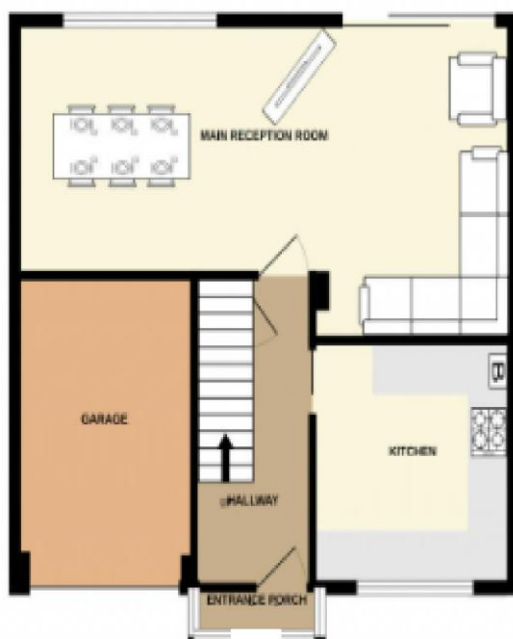
Bedroom Three to Front 3.2m x 2.51m (10'6" x 8'3")

Family Shower Room to Front 2.44m x 2.41m (8'0" x 7'11")

Garage

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 – D



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.