



smarthomes

Chilcote Close

Hall Green, Birmingham

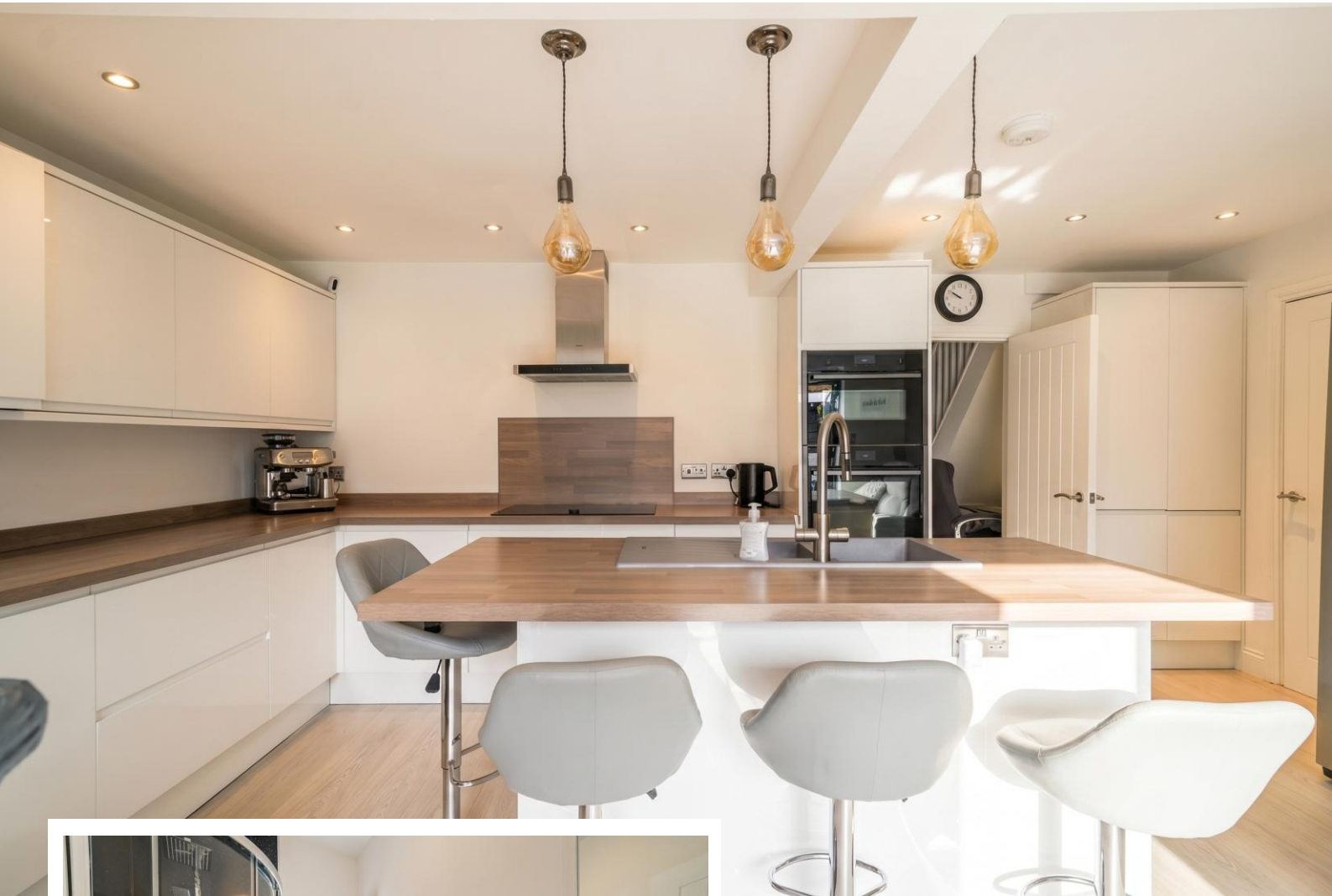
- A Stunning Mid-Terrace Property Situated Over Three Floors
- Five Double Bedrooms
- Spacious Lounge
- Superb Extended Kitchen/Diner/Family Room
- Two Re-Fitted Shower Rooms & Re-Fitted Family Bathroom
- South Facing Rear Garden & Versatile Brick Built Outbuilding

Offers Over £400,000

Current EPC Rating - D

Current Council Tax Band - B





Property Description

A very well presented and substantially extended family home situated in a cul-de-sac location and offering accommodation comprising a spacious lounge, extended & re-fitted family kitchen/diner, utility, ground floor shower room, five double bedrooms, study area, first floor family bathroom, second floor family shower room, driveway parking and a South facing rear garden with large rear out building

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 – B



Rooms & Measurements

Spacious Lounge to Front 3.9m x 3.4m (12'9" x 11'1")

Extended & Re-Fitted Family Kitchen/Diner to Rear 5.9m x 5.3m (19'4" x 17'4")

Utility

Ground Floor Shower Room to Rear 2.1m x 1.3m (6'10" x 4'3")

Bedroom One to Front 3.4m x 3m (11'1" x 9'10")

Bedroom Two to Rear 3.4m x 3.4m (11'1" x 11'1")

Bedroom Three to Front 3.6m x 2m (11'9" x 6'6")

Family Bathroom to Rear 2.7m x 1.3m (8'10" x 4'3")

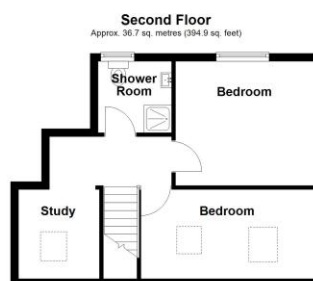
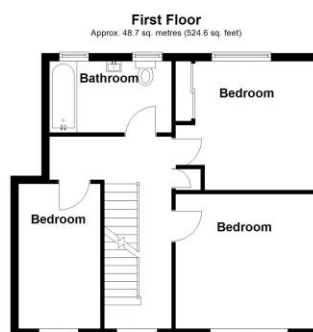
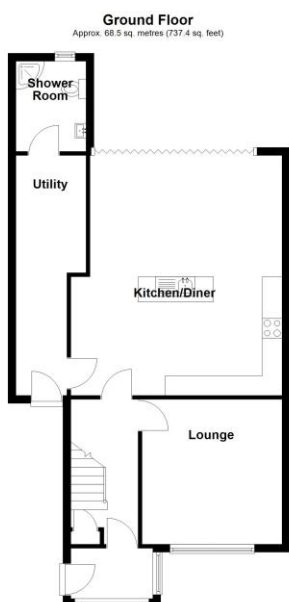
Bedroom Four to Rear 3.3m x 2.4m (10'9" x 7'10")

Bedroom Five to Front 4.3m x 1.4m (14'1" x 4'7")

Family Shower Room to Rear

Study Area 2m x 1.7m (6'6" x 5'6")

Large Rear Out Building 4.5m x 3.4m (14'9" x 11'1")



Total area: approx. 153.9 sq. metres (1656.9 sq. feet)

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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 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.