



smarthomes

## Studland Road

Hall Green, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Open Plan Family Kitchen/Diner
- Private Mature Rear Garden
- Re-Fitted Family Bathroom

**£325,000**

Current EPC Rating - D  
Current Council Tax Band - C





## Property Description

A very well presented semi-detached family home situated in a most popular location offering accommodation comprising a superb open plan family kitchen/diner, lounge, guest W.C three bedrooms, re-fitted family bathroom, private rear garden and driveway parking



## Rooms & Measurements

Lounge to Front 4.2m x 3.7m (13'9" x 12'1")

Superb Open Plan Family Kitchen/Diner to Rear 5.6m x 3.7m (18'4" x 12'1")

Guest W.C

Bedroom One to Front 4.3m x 3.5m (14'1" x 11'5")

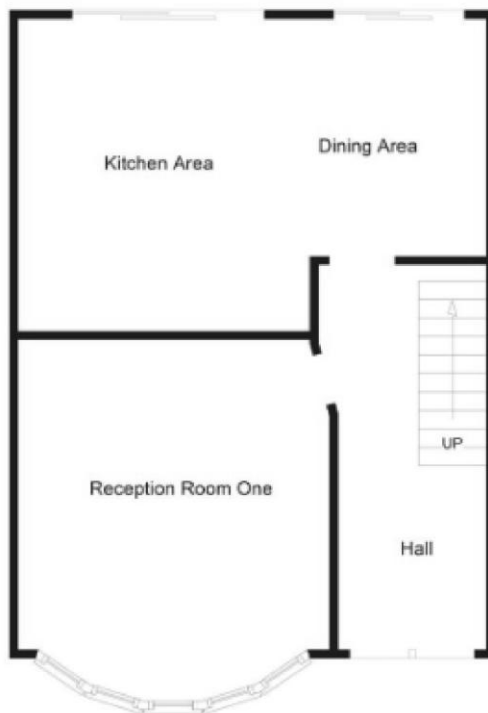
Bedroom Two to Rear 3.6m x 2.9m (11'9" x 9'6")

Bedroom Three to Front 2.4m x 2m (7'10" x 6'6")

Re-Fitted Family Bathroom 2.6m x 2m (8'6" x 6'6")

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



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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.