



Solihull Lane

Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Two Reception Rooms, Fitted Kitchen & Modern Family Bathroom
- South Facing Rear Garden
- No Upward Chain

£315,000

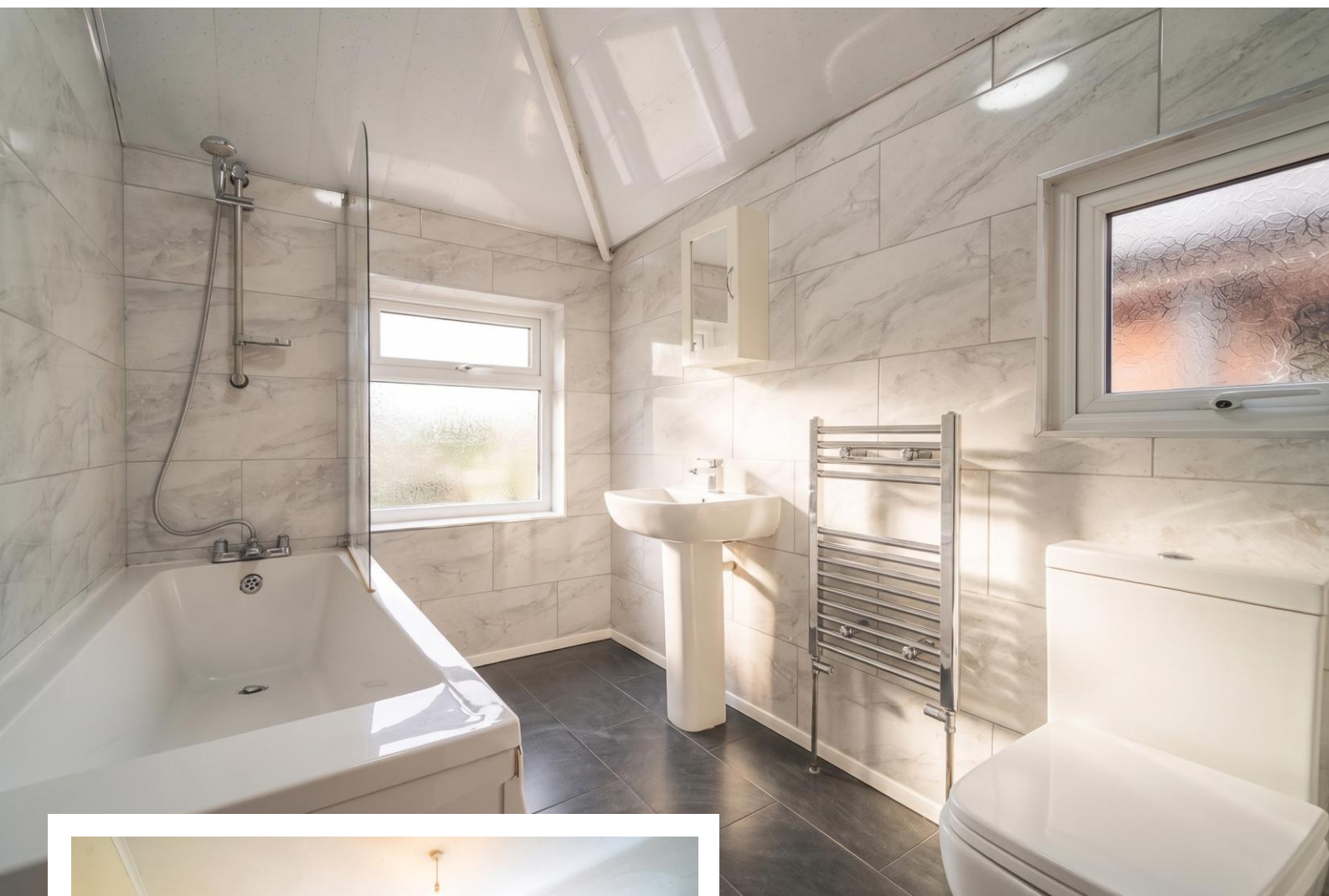
Current EPC Rating - D
Current Council Tax Band - C





Property Description

A very well presented & extended semi-detached family home benefiting from no upward chain. Offering accommodation comprising two reception rooms, re-fitted kitchen, breakfast room, utility room, guest W.C, three bedrooms, re-fitted family bathroom and a South facing rear garden



Rooms & Measurements

Lounge to Front 4.27m x 3.56m (14'0" x 11'8")

Dining Room to Rear 5.03m x 3.56m (16'6" x 11'8")

Re-Fitted Kitchen to Rear 2.74m x 1.91m (9'0" x 6'3")

Breakfast Room 2.57m x 2.31m (8'5" x 7'7")

Utility Room 3.86m x 2.08m (12'8" x 6'10")

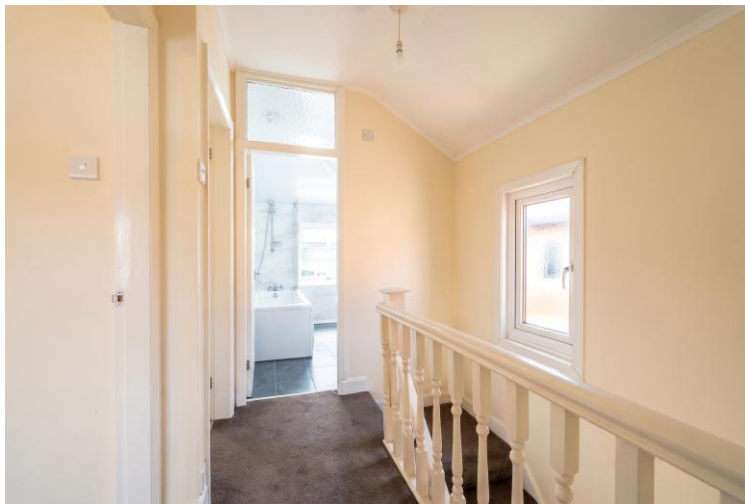
Bedroom One to Front 3.71m x 3.45m (12'2" x 11'4")

Bedroom Two to Rear 3.66m x 3.56m (12'0" x 11'8")

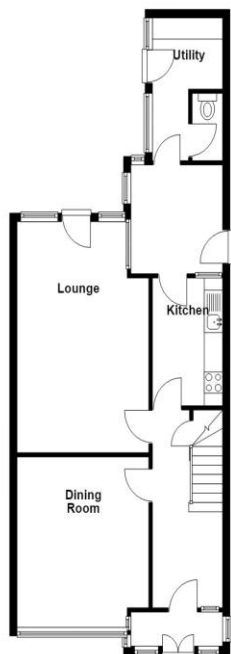
Bedroom Three to Front 2.26m x 1.98m (7'5" x 6'6")

Re-Fitted Family Bathroom 2.57m x 1.8m (8'5" x 5'11")
Tenure

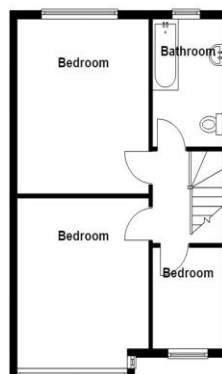
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



Ground Floor
Approx. 64.9 sq. metres (698.1 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 109.9 sq. metres (1183.4 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 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.