



Watwood Road

Hall Green, Birmingham

- An Extremely Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Through Lounge Diner
- Extended Kitchen

£325,000

Current EPC Rating 72 (C)
Current Council Tax Band C





Property Description

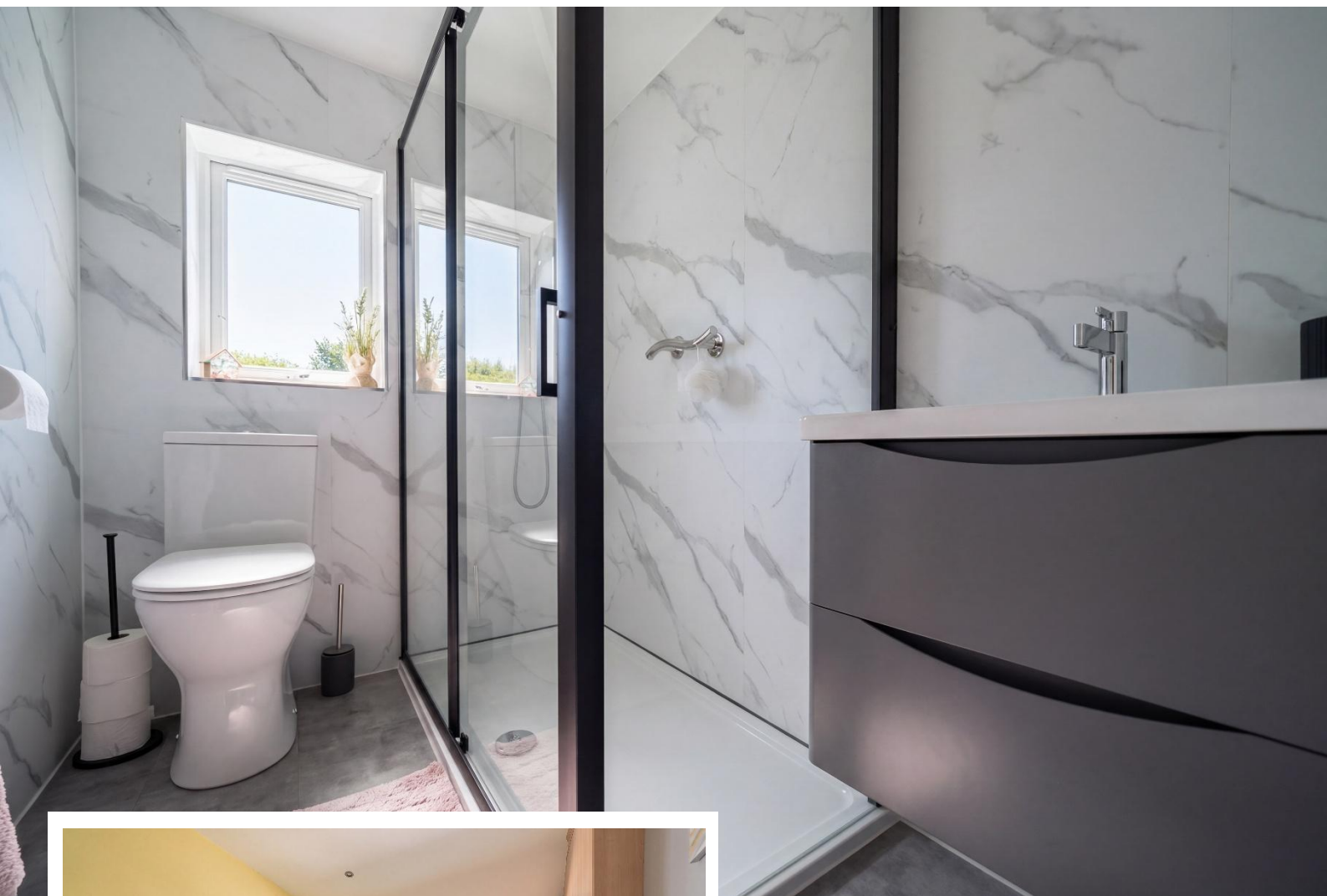
An extremely well presented and extended three bedroom semi detached property briefly affording through lounge diner, extended kitchen, utility, shower room, private rear garden, off road parking and garage to rear

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

Entrance Hall

Guest WC

Through Lounge Diner - 3.1m x 6.8m (into bay) (10'2" x 22'3")

Extended Kitchen to Rear - 4.2m x 1.6m (13'9" x 5'2")

Utility Room to Rear - 4.7m x 1.4m (15'5" x 4'7")

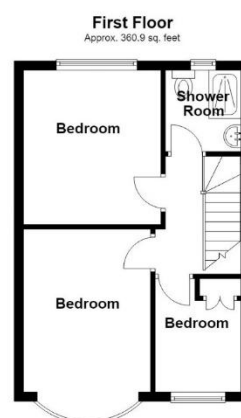
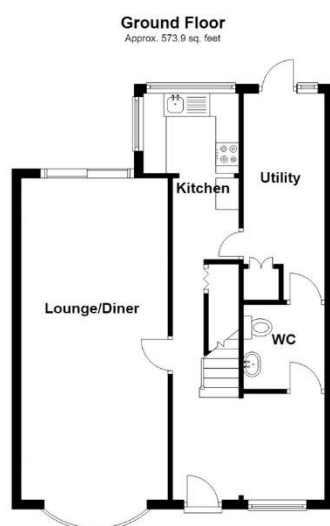
Bedroom One to Front - 4.1m (into bay) x 2.5m (to wardrobes) (13'5" x 8'2")

Bedroom Two to Rear - 3.3m x 3.1m (into wardrobe) (10'9" x 10'2")

Bedroom Three to Rear - 2.2m x 1.8m (into wardrobe) (7'2" x 5'10")

Family Shower Room to Rear - 2.3m x 1.6m (7'6" x 5'2")

Double Garage - 4.8m x 4.9m (15'8" x 16'0")



Total area: approx. 934.9 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 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.