



Sandgate Road

Hall Green, Birmingham

- A Three Bedroom Semi-Detached Property
- Fitted Kitchen & Through Lounge/Diner
- Garden Room & Large Rear Garden
- Driveway Parking & No Upward Chain

£350,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A spacious and well maintained semi-detached family home situated in a most popular location and benefiting from no upward chain. Offering accommodation comprising a through lounge/diner, harden room, fitted kitchen, three bedrooms, family bathroom, rear garden, side garage and driveway parking



Rooms & Measurements

Spacious Through Lounge/Diner 9.5m x 3.94m (31'2" x 12'11")

Garden Room 6.07m x 2.9m (19'11" x 9'6")

Fitted Kitchen to Rear 3.73m x 3.28m (12'3" x 10'9")

Bedroom One to Front 4.85m x 3.86m (15'11" x 12'8")

Bedroom Two to Rear 4.57m x 3.84m (15'0" x 12'7")

Bedroom Three to Front 2.51m x 1.98m (8'3" x 6'6")

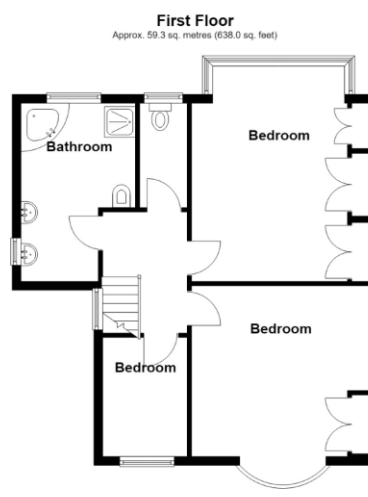
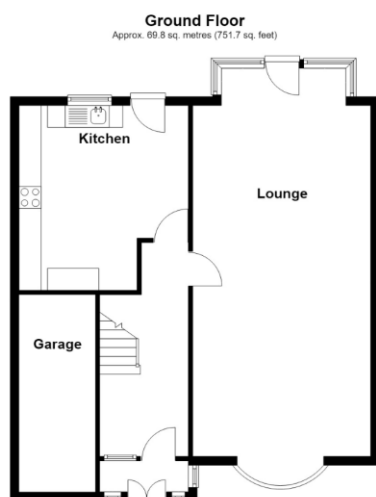
Family Bathroom 3.68m max x 2.44m max (12'1" max x 8'0" max)

Separate W.C

Side Garage 4.83m x 2.29m (15'10" x 7'6")

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 Nigel Hodges. Current council tax band – D



Total area: approx. 129.1 sq. metres (1389.7 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.