

smarthomes

Dalbury Road

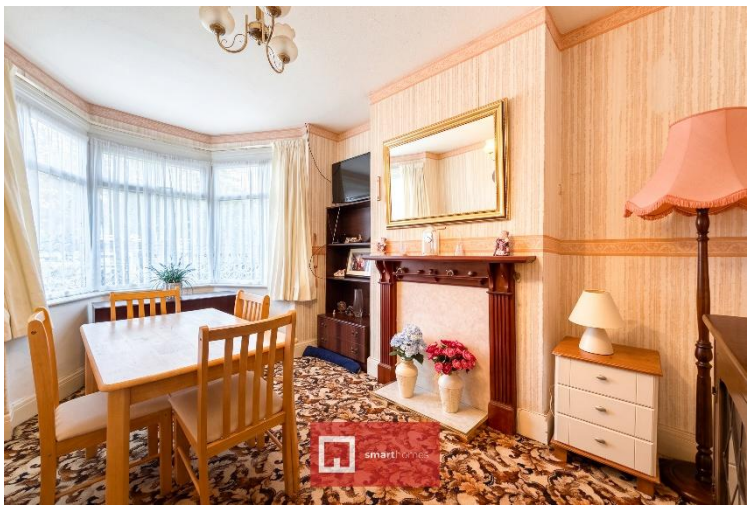
Hall Green, Birmingham

- A Well Maintained Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Fitted Kitchen
- South Facing Rear Garden

£300,000

Current EPC Rating – 56 (D)

Current Council Tax Band - C









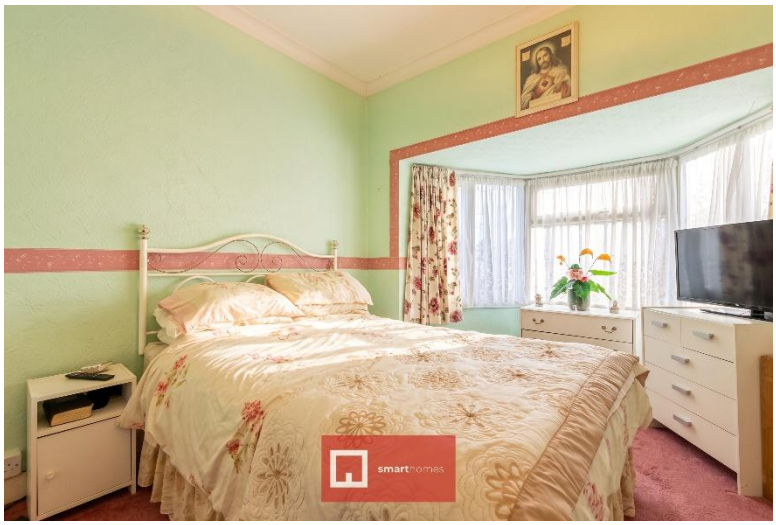


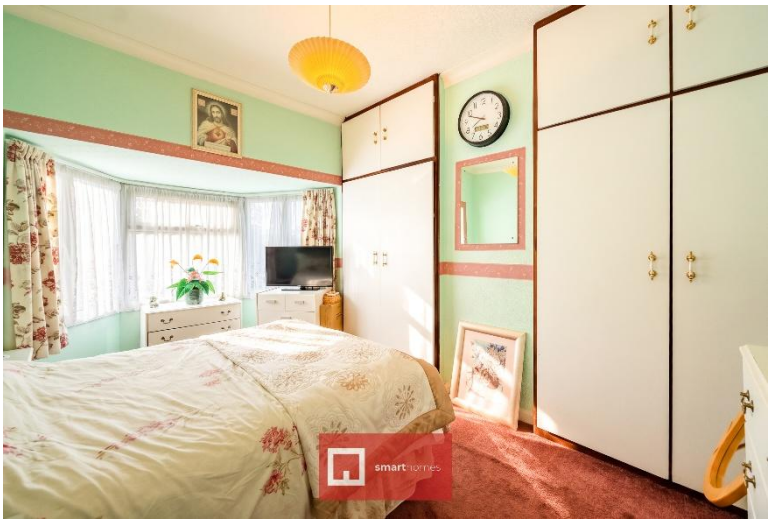
Property Description

A well maintained semi-detached family home situated in a most popular location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, conservatory, fitted kitchen, three bedrooms, four piece family bathroom, South facing rear garden, side garage and driveway parking

Tenure
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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 – C







Rooms & Measurements

Dining Room to Front 4.3m x 3.1m (14'1" x 10'2")

Lounge to Rear 4m x 3.6m (13'1" x 11'9")

Conservatory 3.4m x 2.8m (11'1" x 9'2")

Fitted Kitchen to Rear 2.6m x 2.1m (8'6" x 6'10")

Bedroom One to Front 4.5m x 2.6m (14'9" x 8'6")

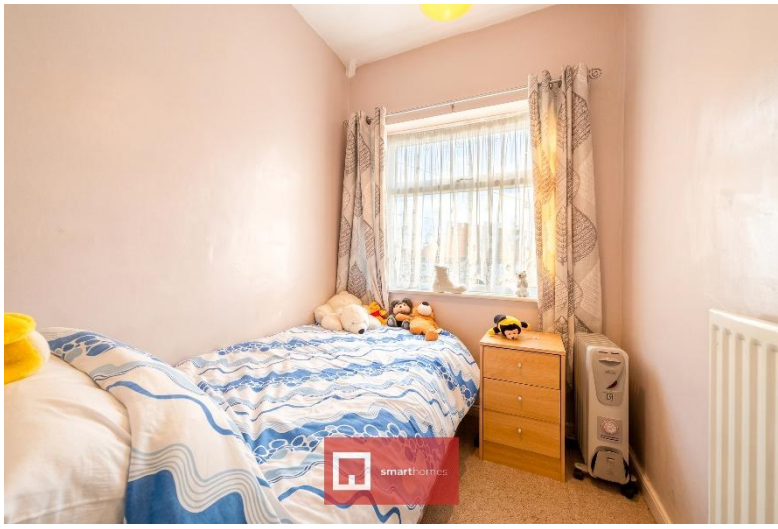
Bedroom Two to Rear 3.5m x 3m (11'5" x 9'10")

Bedroom Three to Front 2.1m x 1.8m (6'10" x 5'10")

Family Bathroom 2.6m x 2.4m (8'6" x 7'10")

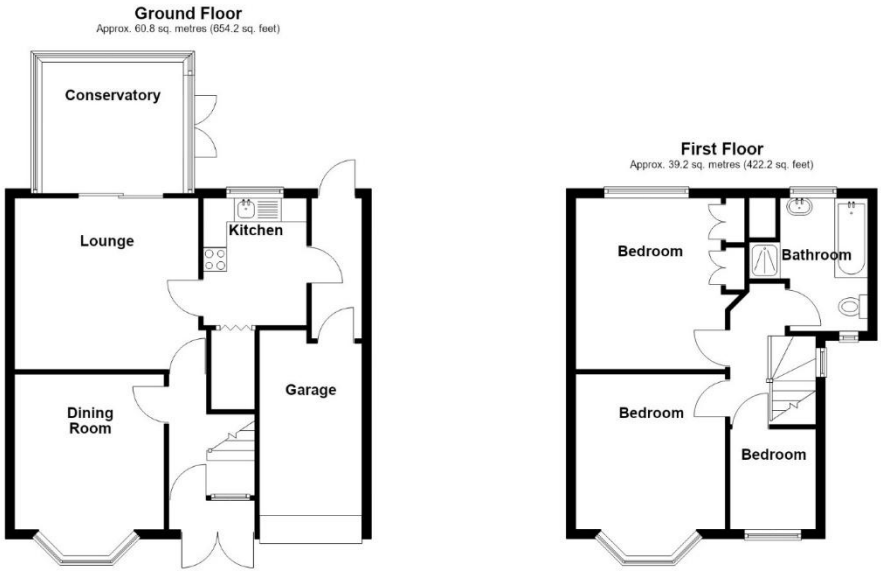
Side Garage 4.1m x 2.1m (13'5" x 6'10")











Total area: approx. 100.0 sq. metres (1076.3 sq. feet)

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Solihull
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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.