



Boden Road

Hall Green, Birmingham

- An Extremely Well Presented Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- South Facing Rear Garden

£465,000

Current EPC Rating - D
Current Council Tax Band - E





Property Description

An extremely well presented three double bedroom detached family home offering for sale with no upward chain and briefly affording two reception rooms, fitted kitchen, utility room, guest WC, modern three piece family bathroom and separate WC, South facing rear garden, garage, off-road parking, UPVC double glazing and gas central heating

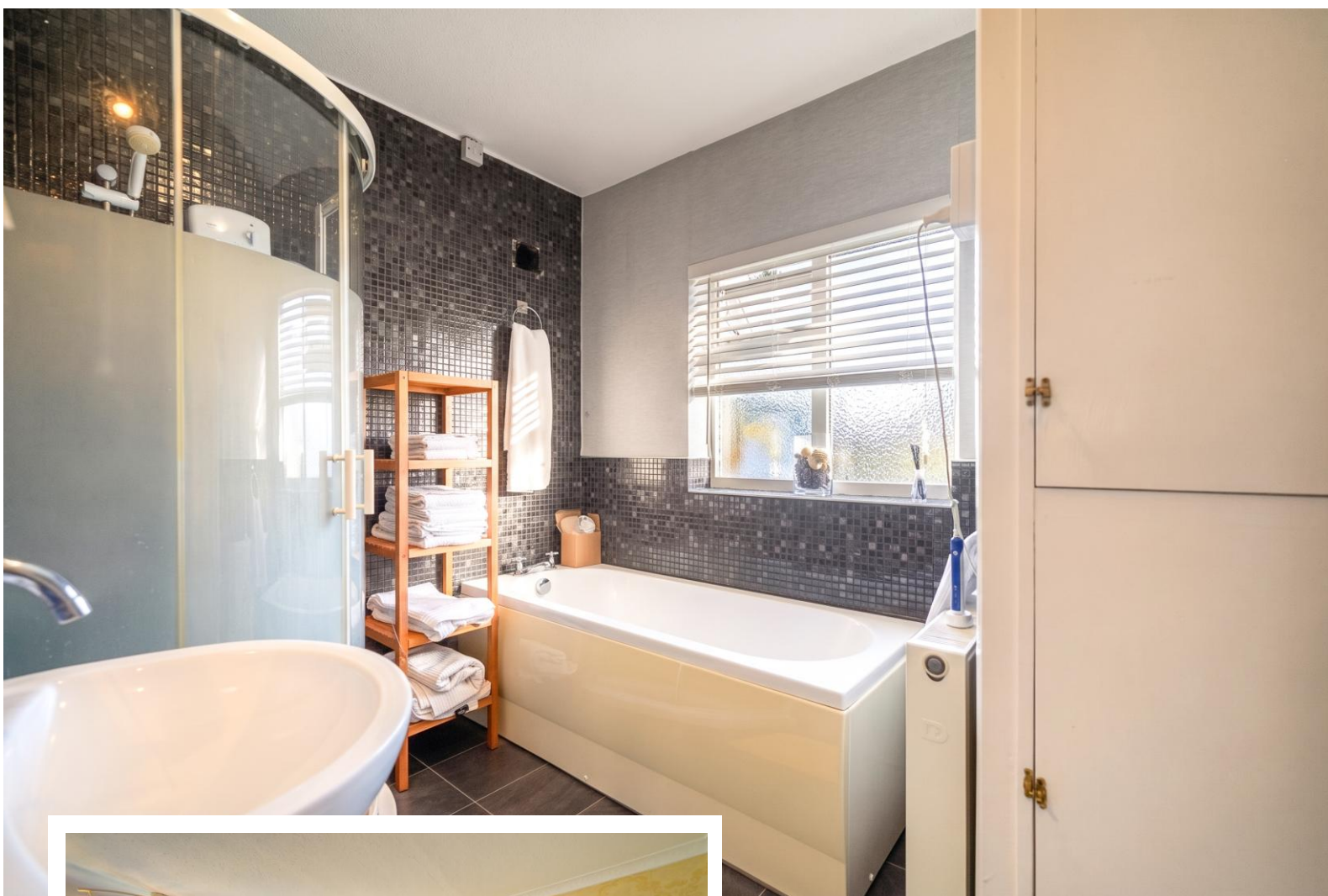
Tenure

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 – E





Rooms & Measurements

Dining Room to Front 5.1m (into bay) x 3.7m (16'8" x 12'1")

Lounge to Rear 5.3m (into bay) x 3.7m (17'4" x 12'1")

Kitchen to Rear 3m x 2.8m (9'10" x 9'2")

Utility Room to Side 3.2m x 1.5m (10'5" x 4'11")

Guest WC

Bedroom One to Rear 5.3m (into bay) x 3.7m (17'4" x 12'1")

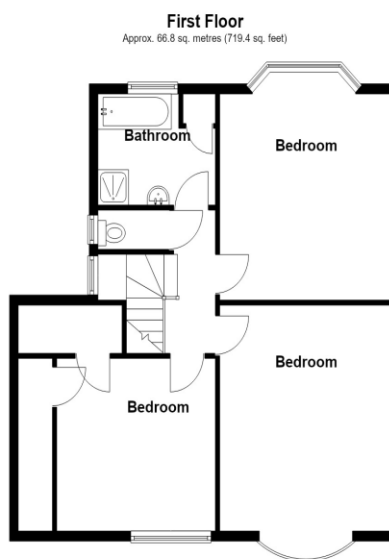
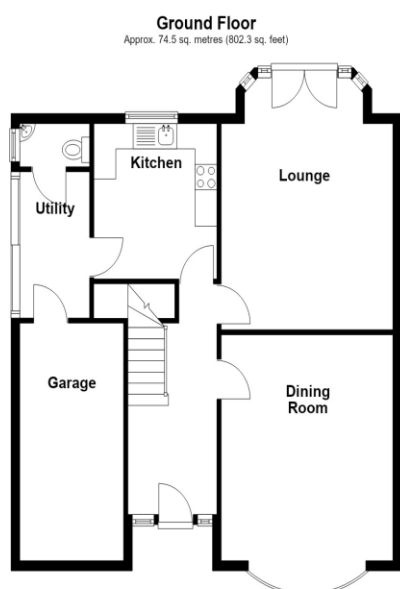
Bedroom Two to Front 5.1m (into bay) x 3.7m (16'8" x 12'1")

Bedroom Three to Front 3.6m x 3.4m (11'9" x 11'1")

Separate WC to Side

Modern Family Bathroom to Rear 2.7m x 2.1m (8'10" x 6'10")

Garage 4.2m x 2.4m (13'9" x 7'10")



Total area: approx. 141.4 sq. metres (1521.8 sq. feet)

316 Stratford Road
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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.