



smarthomes

Fox Hollies Road

Hall Green, Birmingham

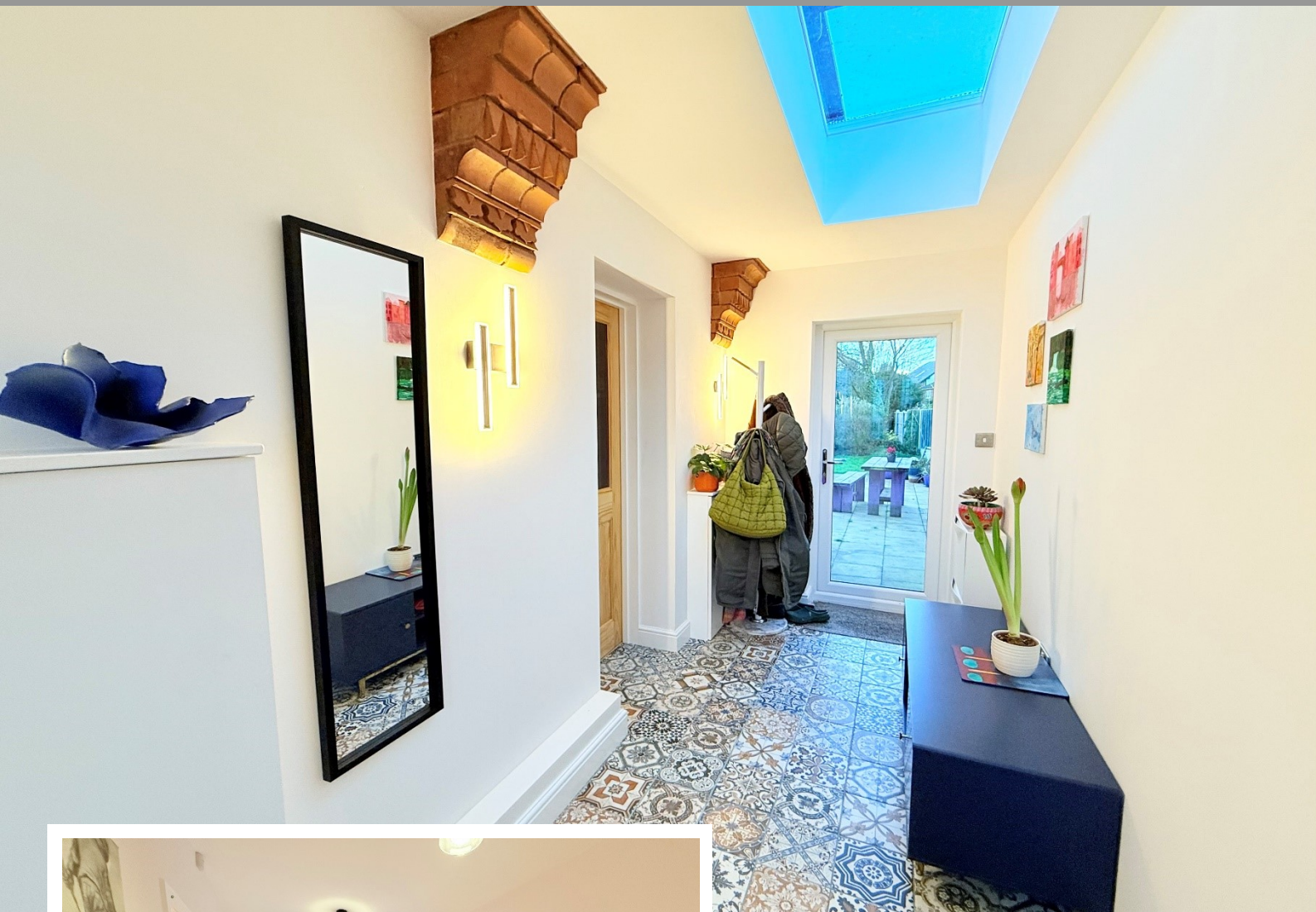
- A Beautifully Extended Semi Detached Period Property
- Converted Garage Offering Bedroom/Office & En Suite
- Two Reception Rooms
- Three Further First Floor Bedrooms
- En Suite & Family Bathroom
- Modern Fitted Kitchen
- Extensive West Facing Rear Garden

Offers Over £485,000

Current EPC Rating 68 (D)

Current Council Tax Band D



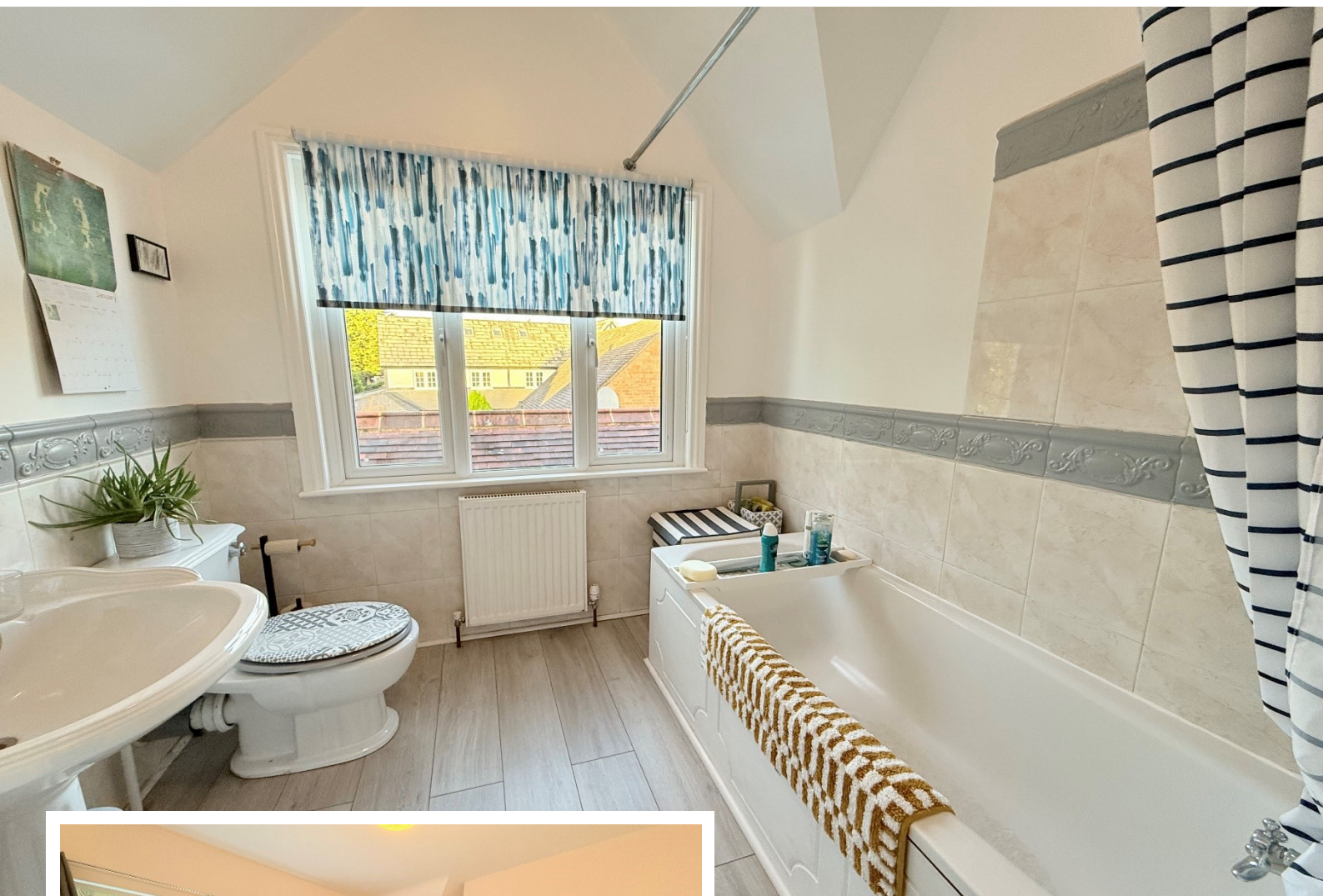


Property Description

A beautifully extended semi-detached period property dating back to 1882 and retaining many original features. Offering accommodation comprising lounge, dining room, modern fitted kitchen, guest W.C, garage conversion now offering ground floor bedroom/office and en suite, master bedroom with re-fitted en-suite shower room, two further good sized bedrooms, family bathroom, extensive West facing rear garden, carport and ample 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 – D



Rooms & Measurements

Welcoming Entrance Hall

Ground Floor Bedroom - 2.84m x 3.48m (9'4" x 11'5")

En Suite Shower Room - 2.06m x 1.3m (6'9" x 4'3")

Dining Room to Rear - 5.38m x 2.62m (17'8" x 8'7")

Kitchen to Rear - 3.53m x 2.87m (11'7" x 9'5")

Guest WC

Lounge to Front - 4.32m x 4.01m (14'2" (max) x 13'2" (max))

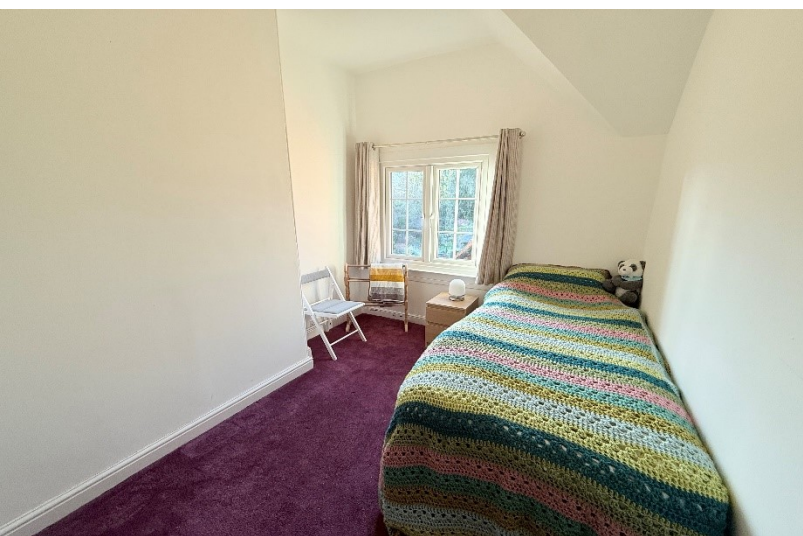
Bedroom One to Front - 3.99m x 3.58m (13'1" x 11'9")

En Suite Shower Room - 1.98m x 1.07m (6'6" x 3'6")

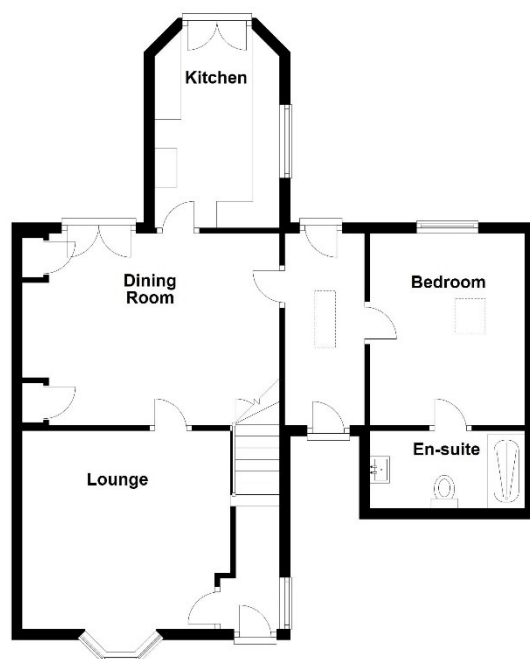
Bedroom Two to Rear - 3.48m x 2.9m (11'5" x 9'6")

Bedroom Three to Rear - 3.51m x 2.49m (11'6" x 8'2")

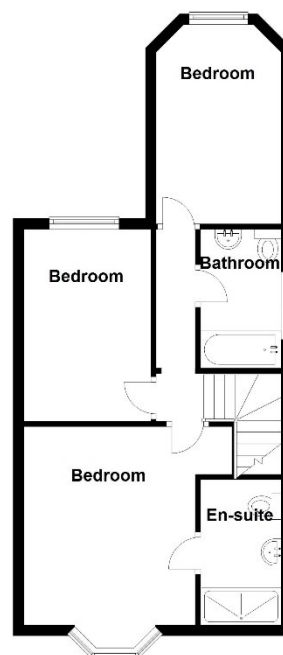
Family Bathroom to Side - 2.01m x 2.06m (6'7" x 6'9")



Ground Floor



First Floor



Total area: approx. 111.2 sq. metres (1197.1 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 and 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.