



smarthomes

Lulworth Avenue

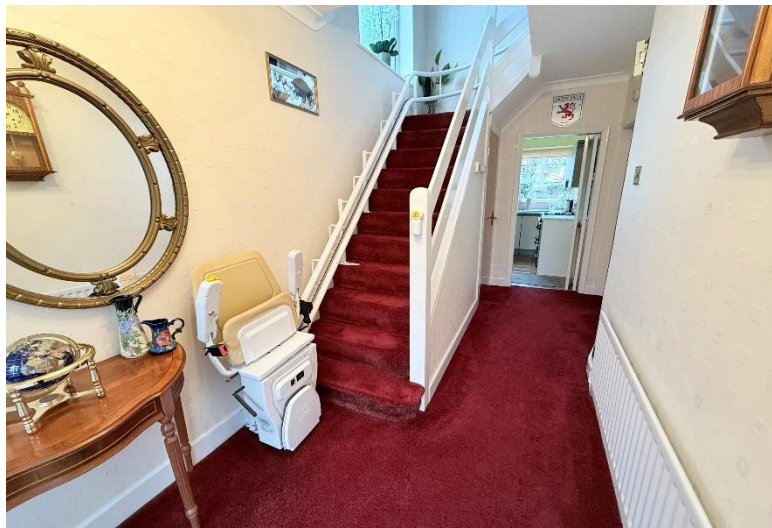
Hall Green, Birmingham

- A Very Well Maintained Three Bedroom Family Home
- Extended Breakfast Kitchen & Family Bathroom
- Westerly Facing Rear Garden
- Through Lounge/Diner

Offers Over £325,000

Current EPC Rating - 54
Current Council Tax Band- C





Property Description

A well maintained semi-detached family home situated in a most popular road and offering superb potential to extend subject to planning consent. With accommodation comprising a through lounge/diner, extended breakfast kitchen, three bedrooms, spacious family bathroom, Westerly facing rear garden, side garage and driveway parking



Rooms & Measurements

Through Lounge/Diner 8.76m x 3.66m (28'9" x 12'0")

Extended Breakfast Kitchen to Rear 4.34m max x 2.59m min
(14'3" max x 8'6" min)

Bedroom One to Front 4.04m x 3.45m (13'3" x 11'4")

Bedroom Two to Rear 4.47m x 3.45m (14'8" x 11'4")

Bedroom Three to Front 2.77m x 2.03m (9'1" x 6'8")

Spacious Family Bathroom 2.59m x 25.6m (8'6" x 84'0")

Side Garage 5.36m x 2.06m (17'7" x 6'9")

Tenure

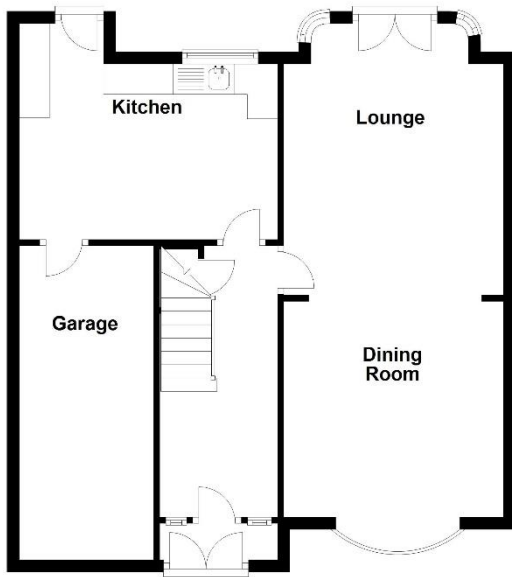
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

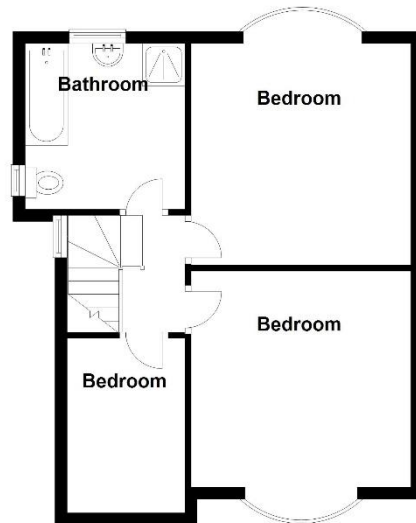
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Ground Floor



First Floor



Total area: approx. 110.3 sq. metres (1187.0 sq. feet)

316 Stratford Road
Shirley
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 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.