



smarthomes

Woodvale Road

Hall Green, Birmingham

- A Very Well Maintained Three Bedroom Family Home
- Extended Open Plan Family Kitchen/Diner
- West Facing Rear Garden & Rear Garage
- No Upward Chain

£270,000

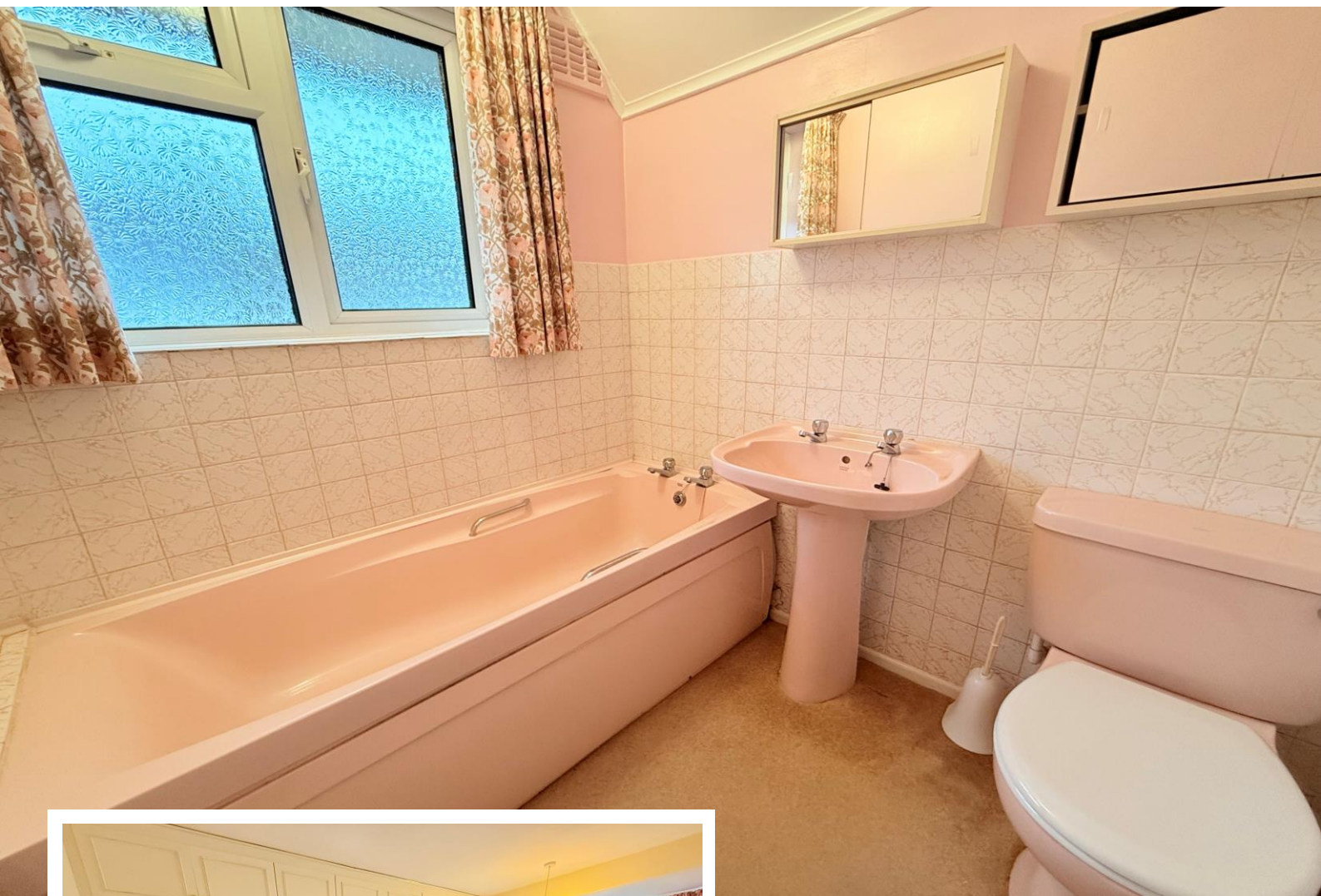
Current EPC Rating - D
Current Council Tax Band - C





Property Description

A very well maintained semi-detached family home situated in a cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising an extended open plan lounge/kitchen/diner, sitting room, three bedrooms, family bathroom, West facing rear garden, rear garage and driveway parking



Rooms & Measurements

Sitting Room to Front 4.57m x 2.95m (15'0" x 9'8")

Lounge/Diner Area 6.1m x 2.31m min (20'0" x 7'7" min)

Fitted Kitchen 5.21m x 1.7m (17'1" x 5'7")

Bedroom One to Front 4.6m x 2.95m (15'1" x 9'8")

Bedroom Two to Rear 3.81m x 2.77m (12'6" x 9'1")

Bedroom Three to Rear 2.36m x 1.7m (7'9" x 5'7")

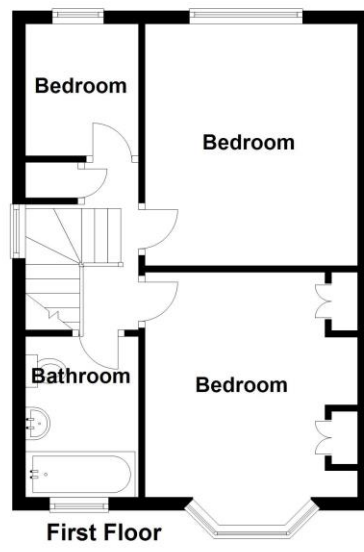
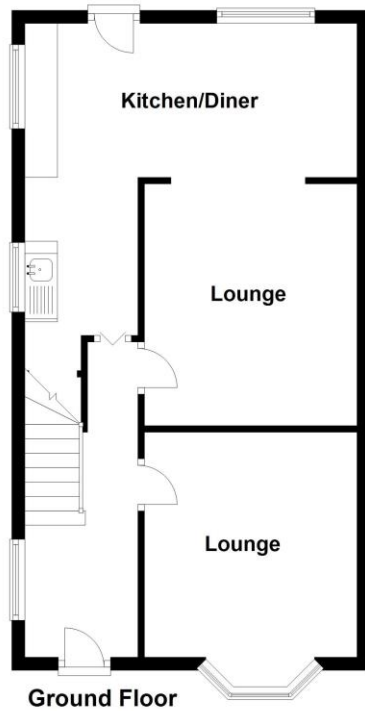
Family Bathroom to Front 1.93m x 1.68m (6'4" x 5'6")

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 – C



Total area: approx. 86.7 sq. metres (933.3 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.