



smarthomes

Fallowfield Avenue

Hall Green, Birmingham

- A Beautifully Presented & Substantially Extended Semi Detached
- Four Bedrooms
- Superb Open Plan Lounge & Diner
- Conservatory & Extended Kitchen Breakfast Room

Offers Over £400,000

Current EPC Rating 63 (D)
Current Council Tax Band C





Property Description

A beautifully presented and substantially extended semi detached property benefiting from four bedrooms, superb open plan lounge and diner, conservatory, extended kitchen breakfast room, converted garage providing home office, luxury re-fitted bathroom, three double bedrooms, further large single bedroom and pleasant private rear garden

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

Lounge Area

4.72m x 3.2m (15'6" x 10'6")

Dining Area

4.11m x 3.51m (13'6" x 11'6")

Conservatory

Superb L Shaped Extended Kitchen Breakfast Room

4.42m x 4.67m (14'6" (max) narrowing to 6' 4") x 15'4" (max)

Guest WC

Converted Garage

3.2m x 1.98m (10'6" (into bay) x 6'6")

Master Bedroom to Front

3.4m x 4.47m (11'2" (into wardrobe) x 14'8" (into bay)

Bedroom Two to Rear

3.84m x 2.79m (12'7" x 9'2")

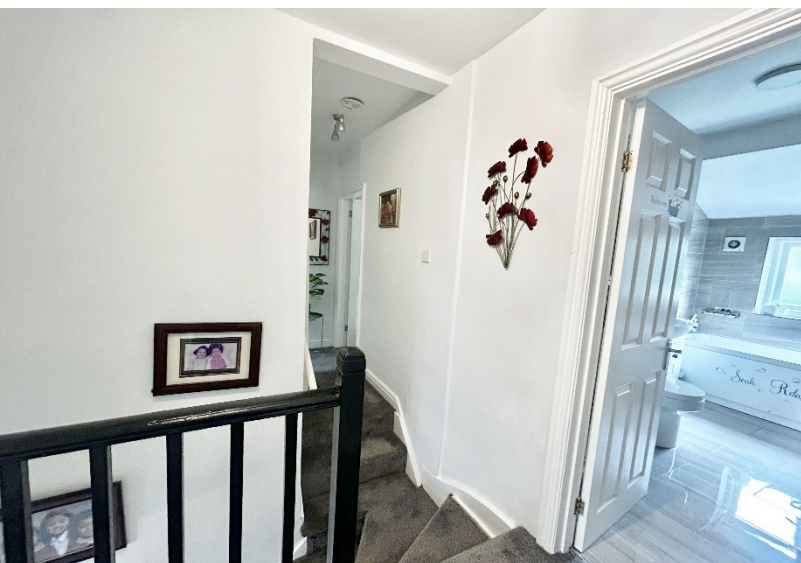
Extended Bedroom Three

4.06m x 3.58m (13'4" x 11'9" (max) narrowing to 7' 10"

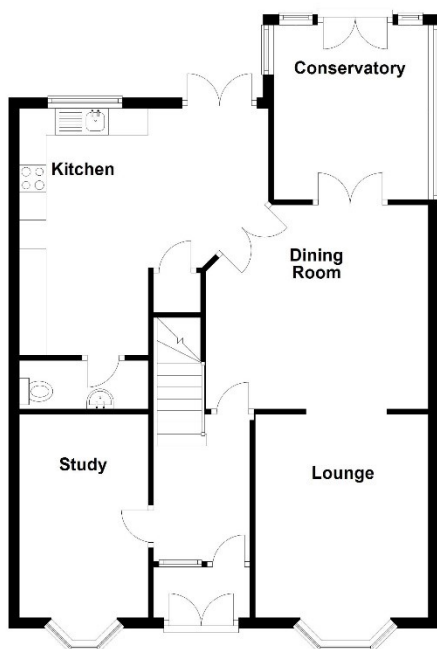
Bedroom Four to Rear

1.96m x 3.35m (6'5" x 11'0")

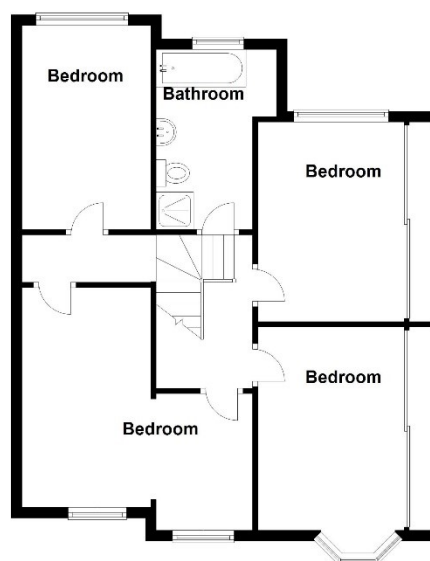
Family Bathroom



Ground Floor



First Floor



Total area: approx. 142.6 sq. metres (1535.3 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 and 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.