



smarthomes

Cubley Road

Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Modern Kitchen/Diner & Guest W.C
- South Facing Rear Garden
- Modern Four Piece Family Bathroom

£310,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

DRAFT SALES PARTICULARS

A well presented & extended semi-detached family home situated in a convenient location for Hall Green Train Station and backing on to nature reserve. Benefiting from three bedrooms, lounge/diner, extended breakfast kitchen, four piece family bathroom, guest W.C, South facing rear garden and off road parking



Rooms & Measurements

Lounge/Diner to Front 7.09m x 3.28m (23'3" x 10'9")

Extended Breakfast Kitchen to Rear 5.38m max x 3.48m max
(17'8" max x 11'5" max)

Guest W.C

Bedroom One to Front 3.38m x 2.79m (11'1" x 9'2")

Bedroom Two to Rear 3.38m x 2.18m (11'1" x 7'2")

Bedroom Three to Front 2.49m x 1.98m (8'2" x 6'6")

Four Piece Family Bathroom to Rear 2.59m x 1.68m (8'6" 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.

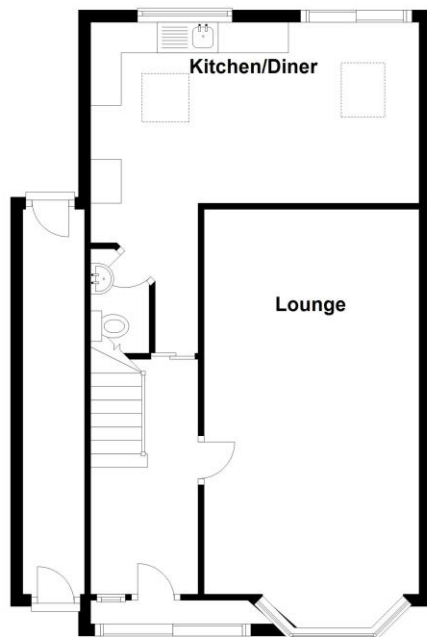
EPC supplied by vendor.

Current council tax band – C



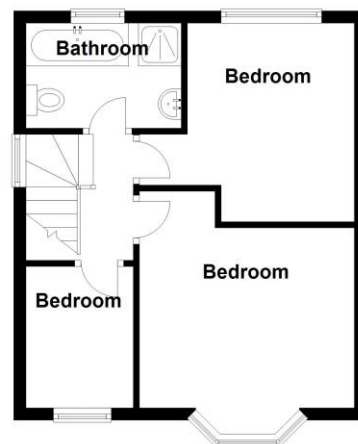
Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 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.