



smarthomes

Shirley Road

Hall Green, Birmingham

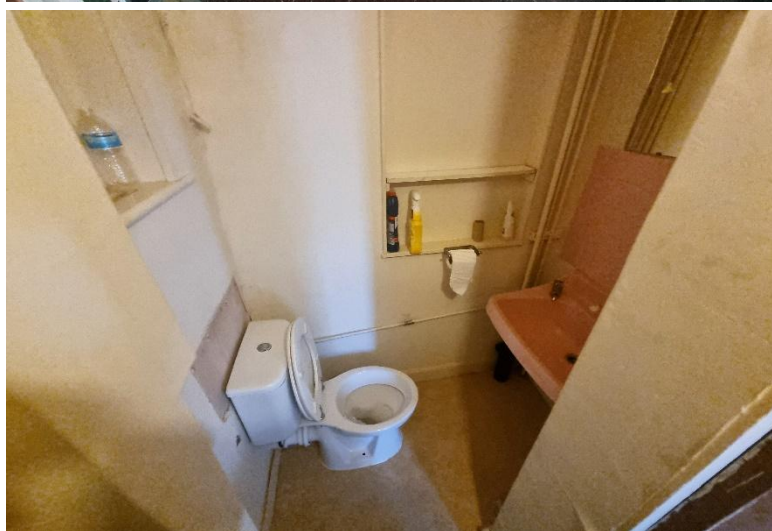
- An Extended Detached Five Bedroom Family Home
- Breakfast Kitchen, Dining Area & Lounge
- Large West Facing Rear Garden
- Ground Floor Wet Room & First Floor Bathroom

Guide Price £410,000

Current EPC Rating - D

Current Council Tax Band - D



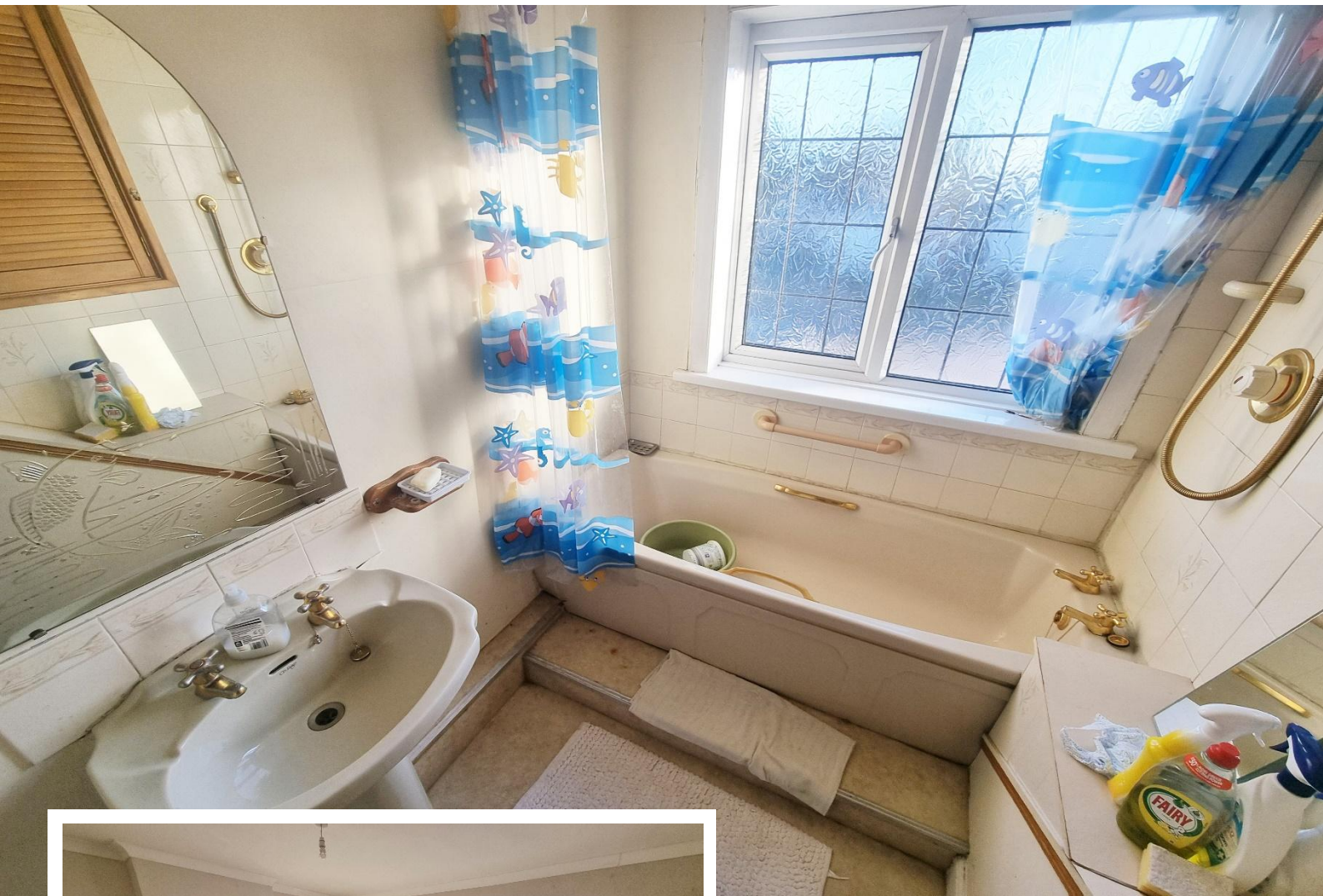


Property Description

MODERN AUCTION PROPERTY

T&C's and Buyers Fees Apply

An extended detached family home situated on a large corner plot. The property requires refurbishment throughout however offers spacious accommodation comprising a formal lounge, breakfast kitchen, dining area, utility room, ground floor wet room, guest W.C, five good size bedrooms, bathroom, separate W.C, large West facing rear garden, driveway parking and garage store



Rooms & Measurements

Spacious Lounge to Front 6.02m x 3.99m max (19'9" x 13'1" max)

Breakfast Kitchen to Rear 5.28m x 2.79m (17'4" x 9'2")

Dining Area to Rear 3.66m x 3.53m (12'0" x 11'7")

Ground Floor Wet Room 2.44m x 1.63m (8'0" x 5'4")

Utility Room 3.38m x 1.63m (11'1" x 5'4")

Bedroom One to Front 4.7m x 3.99m (15'5" x 13'1")

Bedroom Two to Rear 3.66m x 3.1m (12'0" x 10'2")

Bedroom Three to Rear 3.58m x 3.4m (11'9" x 11'2")

Bedroom Four to Front 3.45m x 3.35m (11'4" x 11'0")

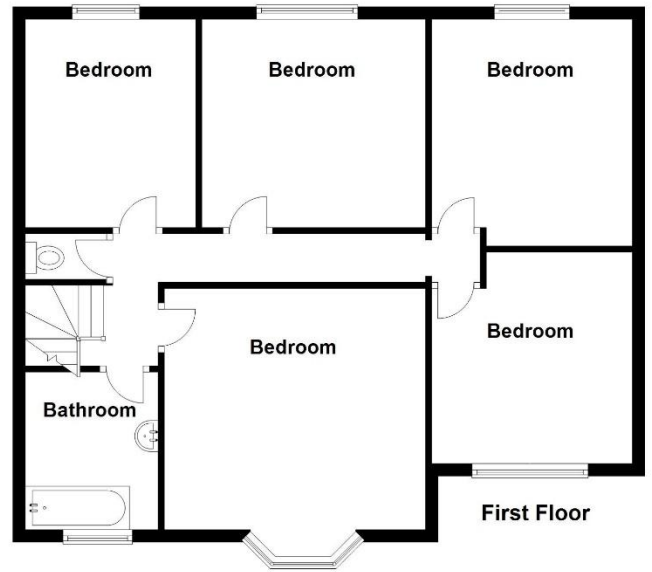
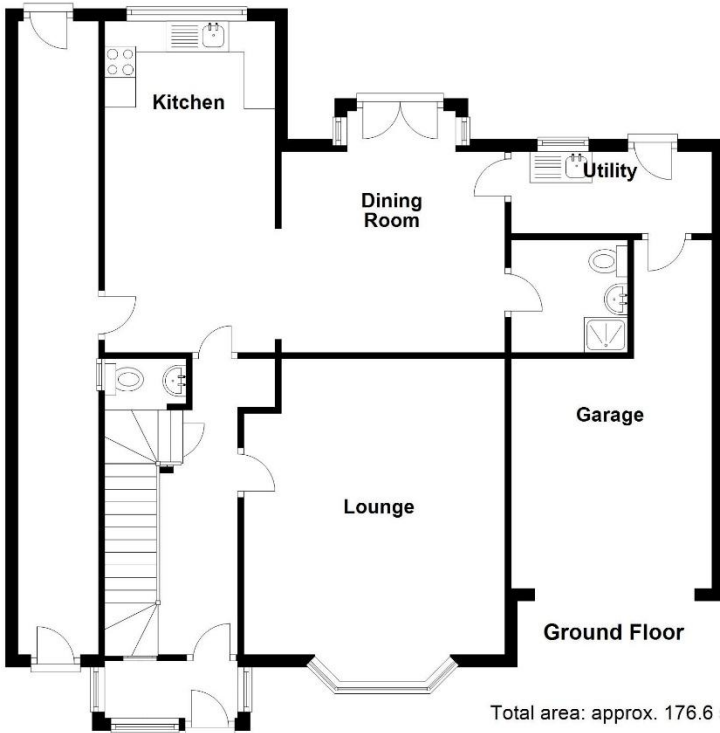
Bedroom Five to Rear 2.92m x 2.79m (9'7" x 9'2")

Family Bathroom to Front 2.18m x 1.68m (7'2" x 5'6")

Garage Store 5.31m max x 3.35m max (17'5" max x 11'0" max)

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 – D



Total area: approx. 176.6 sq. metres (1900.9 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 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.