

smarthomes

Ferndale Road

Hall Green, Birmingham

- A Well Presented & Extended Semi-Detached Property
- Four Bedrooms
- Ground Floor Bedroom With En-Suite
- Extended Open Plan Family/Kitchen Breakfast Room
- Re-Fitted Family Bathroom
- No Upward Chain

£460,000

Current EPC Rating - C

Current Council Tax Band - D











Property Description

A well presented and extended four bedroom semi detached property benefiting from ground floor bedroom with en suite shower room, lounge, extended open plan family/kitchen breakfast room, guest WC, re-fitted family bathroom, westerly facing rear garden, off-road parking and no upward chain

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







Rooms & Measurements

Entrance Hall

Guest WC

Lounge to Front - 3.33m x 4.6m (10'11" x 15’1”)

Extended Family Room - 7.34m x 3.33m (24'1" x 10'11")

Extended Re-Fitted Kitchen/Breakfast Room to Rear
4.27m x 6.07m (14'0" (widening to 22' 4") x 19'11")

Ground Floor Bedroom Four to Front
2.31m x 4.01m (7'7" x 13’2”)

Wet Room

Bedroom One to Front - 4.9m x 3.3m (16'1" x 10'10")

Bedroom Two to Rear - 3.35m x 4.11m (11'0" x 13’6”)

Bedroom Three to Front - 3.05m x 2.34m (10'0" x 7’8”)

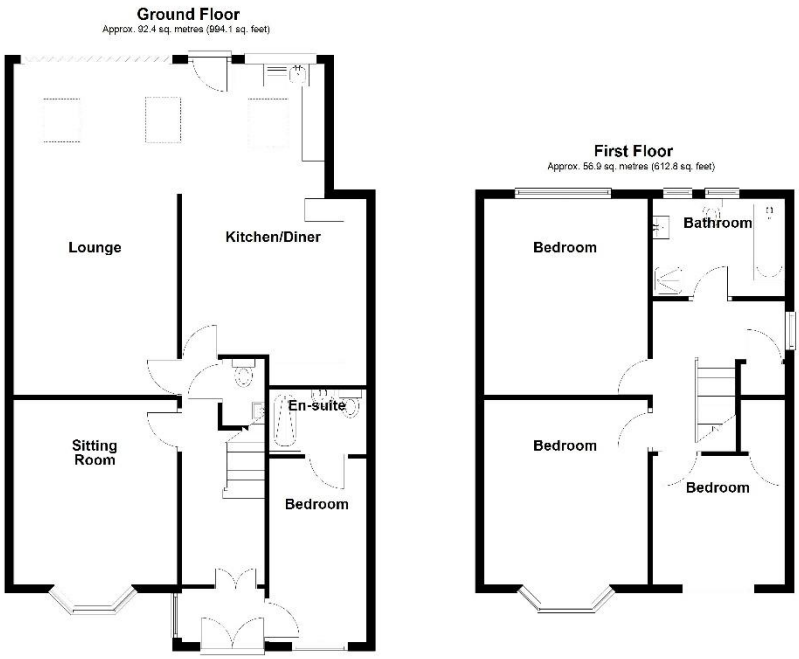
Re-Fitted Bathroom to Rear











Total area: approx. 149.3 sq. metres (1606.9 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.