



Cubley Road

Hall Green, Birmingham

- A Beautifully Presented Six Bedroom Family Home
- Extended & Re-Fitted Kitchen & Three Reception Rooms
- Two En-Suite Shower Rooms & Family Bathroom
- Rear Garden with Brick Built Out House & Driveway Parking

Offers Over £550,000

Current EPC Rating - C
Current Council Tax Band - D



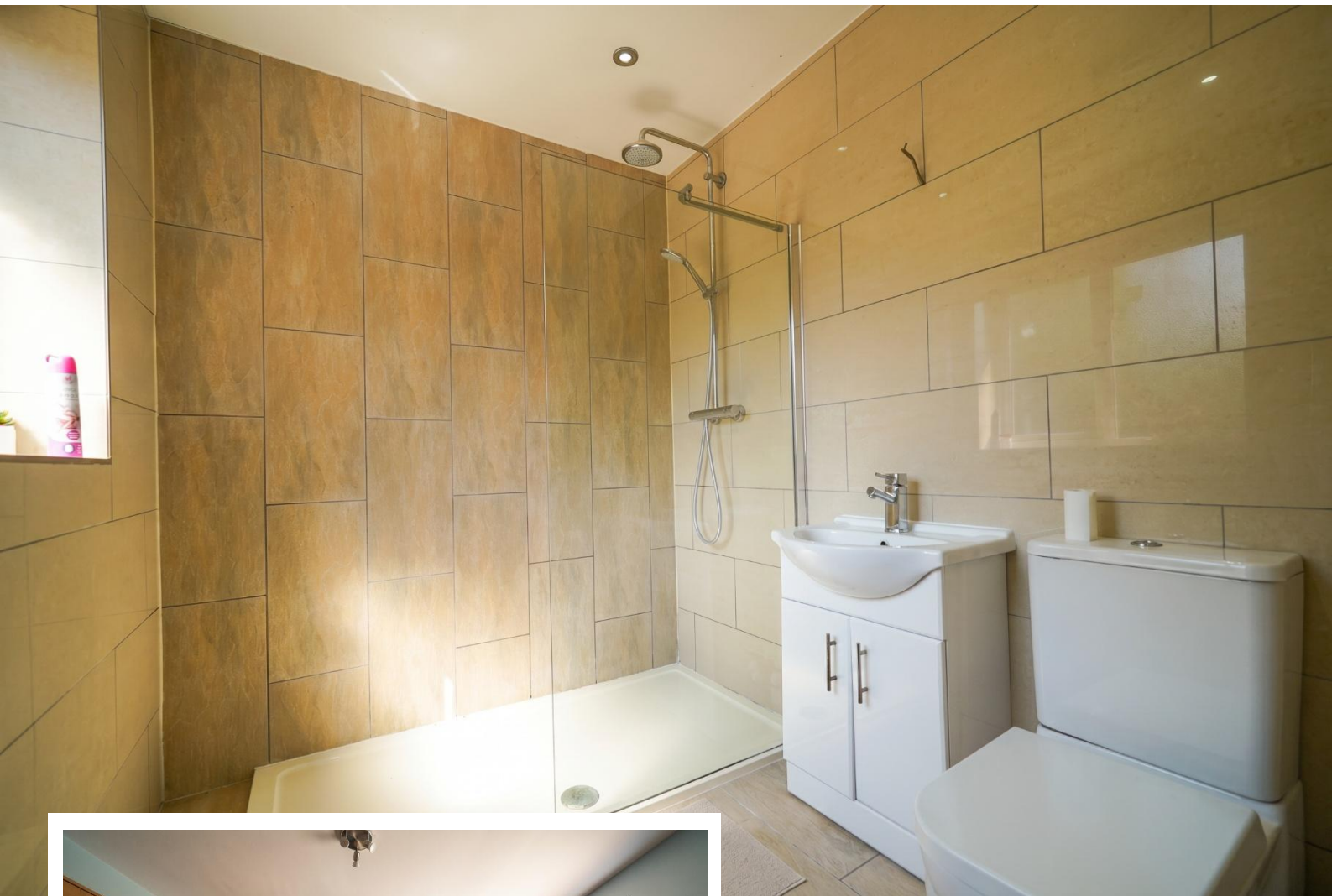


Property Description

A very well presented and significantly extended detached family home situated in a most convenient location. Offering accommodation comprising two reception rooms, extended breakfast kitchen, utility room, guest W.C, six good size bedrooms, two en-suite shower rooms, family bathroom, rear garden with brick built out building, ample driveway parking, garage and garage store

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

Reception Room One to Front 5.28m x 3.89m (17'4" x 12'9")

Extended Reception Room Two to Rear 8.76m max x 4.44m max (28'9" max x 14'7" max)

Reception Room Three 4.04m x 3.56m (13'3" x 11'8")

Extended Breakfast Kitchen to Rear 4.57m x 4.32m (15'0" x 14'2")

Utility Room 4.98m x 1.57m (16'4" x 5'2")

Boiler Room 1.7m x 1.63m (5'7" x 5'4")

Bedroom One to Front 5.28m x 3.84m (17'4" x 12'7")

En-Suite Shower Room to Front 2.26m x 1.96m (7'5" x 6'5")

Bedroom Two to Rear 4.32m x 3.61m (14'2" x 11'10")

En-Suite Shower Room 2.87m x 1.52m (9'5" x 5'0")

Dual Aspect Bedroom Three 4.7m x 3.61m (15'5" x 11'10")

Bedroom Four to Front 3.81m x 3.76m (12'6" x 12'4")

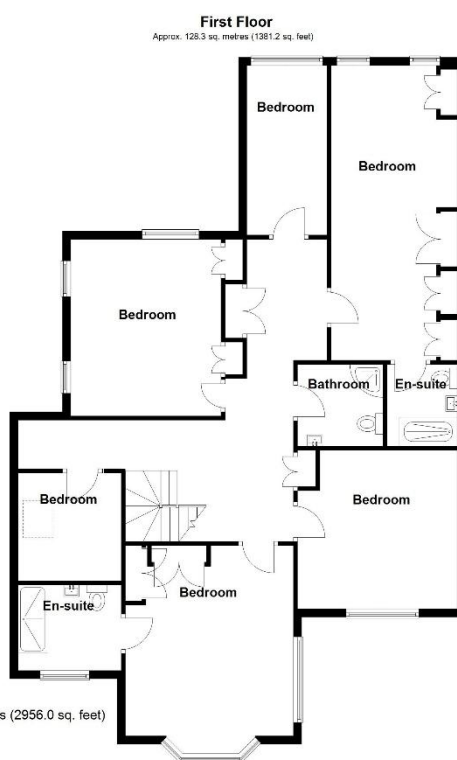
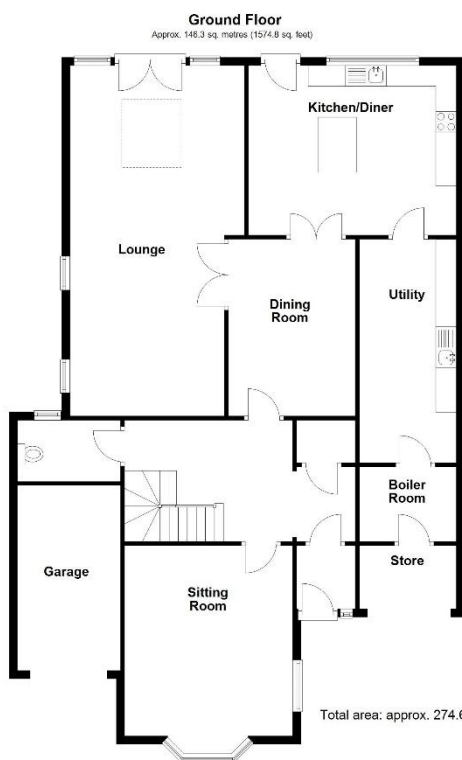
Bedroom Five to Rear 3.05m x 1.96m (10'0" x 6'5")

Bedroom Six/Office 3.35m x 2.29m (11'0" x 7'6")

Family Bathroom 3.05m x 2.11m (10'0" x 6'11")

Rear Brick Built Out Building 10m x 5m (32'9" x 16'4")

Garage Store 1.93m x 1.73m (6'4" x 5'8")



Total area: approx. 274.6 sq. metres (2956.0 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.