



Fox Hollies Road, Hall Green Birmingham B28 8RJ

welcome to

Fox Hollies Road, Hall Green Birmingham

A well-proportioned 3/4-bedroom semi-detached home located on Fox Hollies Road, Hall Green, Birmingham, featuring three well-proportioned first floor bedrooms, two reception rooms and a fourth ground-floor bedroom via garage conversion, offering flexible accommodation ideal for family living.

Agent Note

The Council Tax Band is C.

Reception Room

11' 2" x 10' 8" (3.40m x 3.25m)

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

Living Room

13' 4" x 10' 9" (4.06m x 3.28m)

Double glazed windows to rear, double glazed door to rear, carpet flooring, wall mounted radiator, ceiling lights, skirting

Kitchen

13' 5" x 9' 5" (4.09m x 2.87m)

Double glazed window to rear, door to rear, Lino flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, plumbing for white goods, extractor fan

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Privacy double glazed window to rear, tile flooring, bathtub with mixer tap, wall tiles, shower unit, pedestal sink with separate taps, toilet, extractor fan, wall mounted radiator

Bedroom 1

15' 2" x 6' 1" (4.62m x 1.85m)

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

13' 5" x 10' 9" (4.09m x 3.28m)

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 4

7' 8" x 7' 5" (2.34m x 2.26m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

9' x 6' 4" (2.74m x 1.93m)

Privacy double glazed window to rear, tile flooring, bathtub with mixer tap, wall tiles, shower unit over bath, wash basin with mixer tap, toilet, heated towel rail

Garden

Spacious garden, privacy from rear, fence panels to boundaries, laid lawn, patio area





view this property online shipways.co.uk/Property/SLY111415



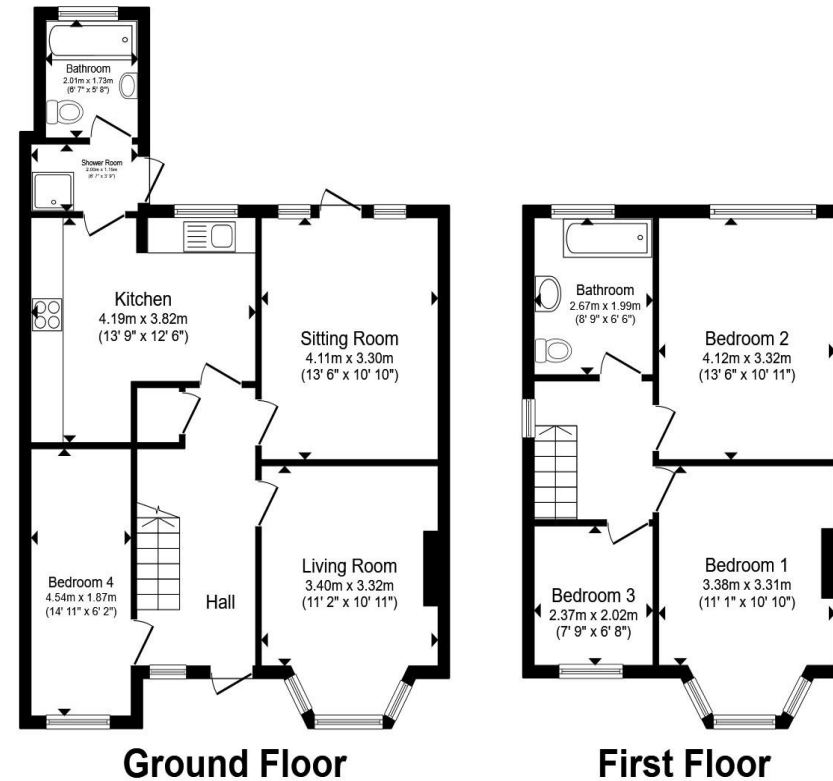
welcome to

Fox Hollies Road, Hall Green Birmingham

- Three bedrooms
- Semi-detached
- Additional ground-floor bedroom (garage conversion)
- Two reception rooms
- Fitted kitchen

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£350,000



Total floor area 111.2 m² (1,197 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online shipways.co.uk/Property/SLY111415



Property Ref:
SLY111415 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk