



## Overton Close, Birmingham

Guide Price £350,000



#### PROPERTY LOCATION

Situated in a quiet cul-de-sac location, an ideal opportunity to purchase this three bedroom refurbished semi-detached which would be ideal for a first time purchaser. The property has recently had a brand new fitted kitchen, shower room, three good sized bedrooms and a brand new driveway. The accommodation briefly comprises of: enclosed porch, entrance hall, open plan lounge/dining room, luxury fitted kitchen, three double bedrooms, shower room, garage, front and rear garden. Internal viewing essential.

#### PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold







- Refurbished Three Bedroom Semi Detached
- Quiet Cul-De-Sac Location
- Spacious Open Plan Layout
- NO UPWARD CHAIN
- Early Viewing Essential
- Three Good Sized Bedrooms
- Luxury Shower Room
- Brand New Drive
- Garage

#### **ENCLOSED PORCH**

#### **ENTRANCE HALL**

#### **LOUNGE/DINER**

16' 5" x 9' 10" (5m x 3m)

#### **KITCHEN**

16' 9" x 6' 3" (5.1m x 1.9m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 1" x 9' 10" (4.3m x 3m)

#### **BEDROOM TWO**

10' 10" x 10' 6" (3.3m x 3.2m)

#### **BEDROOM THREE**

10' 6" x 6' 7" (3.2m x 2m)

#### **BATHROOM**

#### **OUTSIDE THE PROPERTY**

#### **REAR GARDEN**

#### **GARAGE**

16' 1" x 8' 2" (4.9m x 2.5m)







#### **ITEMS TO BE INCLUDED IN THE SALE**

TBC

#### **ADDITIONAL INFORMATION**

Services: mains gas, electricity, oil and mains sewers.  
Broadband: Virgin. Loft Space: part boarded

#### **MONEY LAUNDERING**

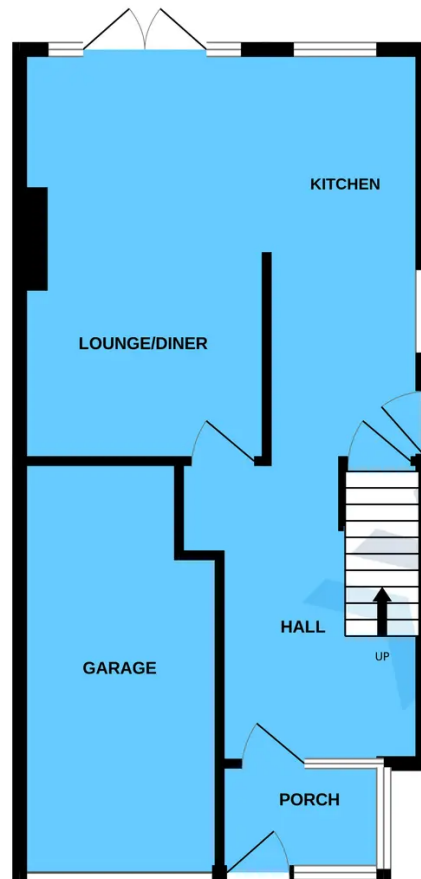
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



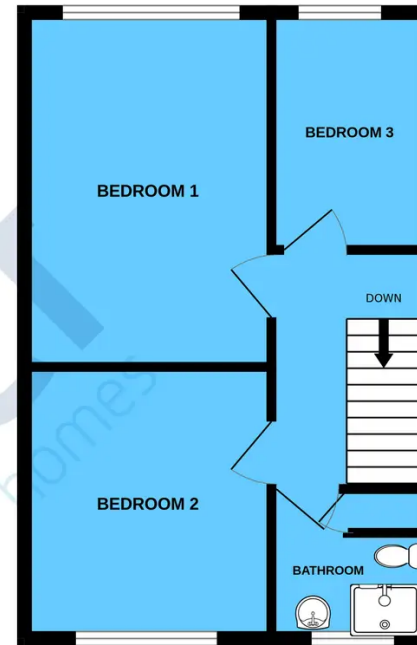




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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