

**CLIVE TANNER**

**WYATTS** ESTATE AGENTS

Offers over £200,000

Sarehole Road, Hall Green, Birmingham, West  
Midlands B28 8ED

 2

Bedrooms

 1

Bathroom

Highfield House, 1560-1562 Stratford Road, Hall Green, Birmingham  
B28 9HA | [view@clivetannerwyatts.co.uk](mailto:view@clivetannerwyatts.co.uk)

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**\*\*\*TWO BED IDEAL STARTER HOME WITH EASY TO MAINTAIN REAR GARDEN AND OFF ROAD PARKING\*\*\***A lovely presented two double bedroom centrally heated and double glazed end town house, with upstairs bathroom, REFITTED KITCHEN DINER, main reception room, rear garden and front garden with OFF ROAD PARKING.

### **GROUND FLOOR ACCOMODATION**

#### **Entrance Hallway**

**Main Reception Room** 4.24m Max x 3.09m Max (13' 11" Max x 10' 2" Max)

**Kitchen Diner** 4.08m Max x 2.57m Max (13' 5" Max x 8' 5" Max)

### **FIRST FLOOR ACCOMMODATION**

#### **Landing**

**Master Bedroom** 4.08m Max x 3.34m Max (13' 5" Max x 10' 11" Max)

**Bedroom Two** 3.67m Max x 2.20m Max (12' Max x 7' 3" Max)

**Bathroom** 1.88m Max x 1.79m Max (6' 2" Max x 5' 10" Max)

### **OUTSIDE**

#### **Rear Garden**

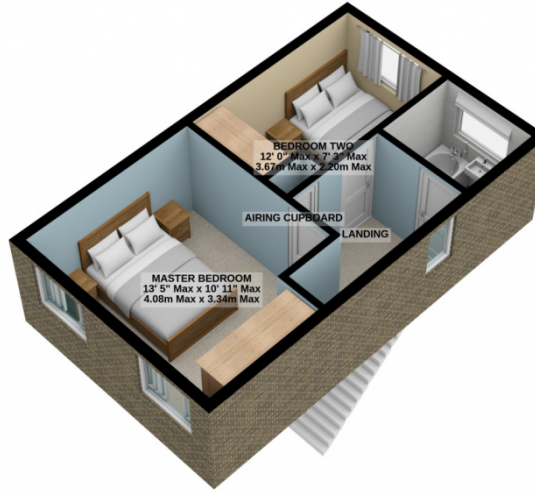
#### **Front Garden**

#### **Off Road Parking**

GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



SAREHOLE ROAD, HALL GREEN B28 8ED - CLIVE TANNER WYATTS 0121 788 1318  
TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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