



- Extended Property
- Spacious Accommodation
- Convenient Location
- Viewings Recommended

### 37 Littleover Avenue, Hall Green, B28 9HR

This EXTENDED family home MUST BE VIEWED to fully appreciate the décor and accommodation on offer. The property is ideally located for excellent local schools, Birmingham City Centre, Shirley and Solihull town centres, the Midlands motorway network and Birmingham International Airport.





## Property Description

### DETAILS

This delightfully presented family home, which has been extended to the rear, in brief affords porch, entrance hallway, spacious through lounge/dining room with patio doors opening out onto the rear garden, modern fitted breakfast kitchen and side passage leading through to a ground floor shower room and garage.

To the first floor there are four good sized bedrooms, two of which benefit from fitted wardrobes and a re-fitted family bathroom.

### OUTSIDE

To the front of the property there is driveway parking for 3/4 cars whilst to the rear there is a private mainly laid to lawn garden with patio area and garden room which the current vendors utilise as a gym.



### VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email [sales@dmandcohomes.co.uk](mailto:sales@dmandcohomes.co.uk).





## GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Birmingham City Council.



## OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

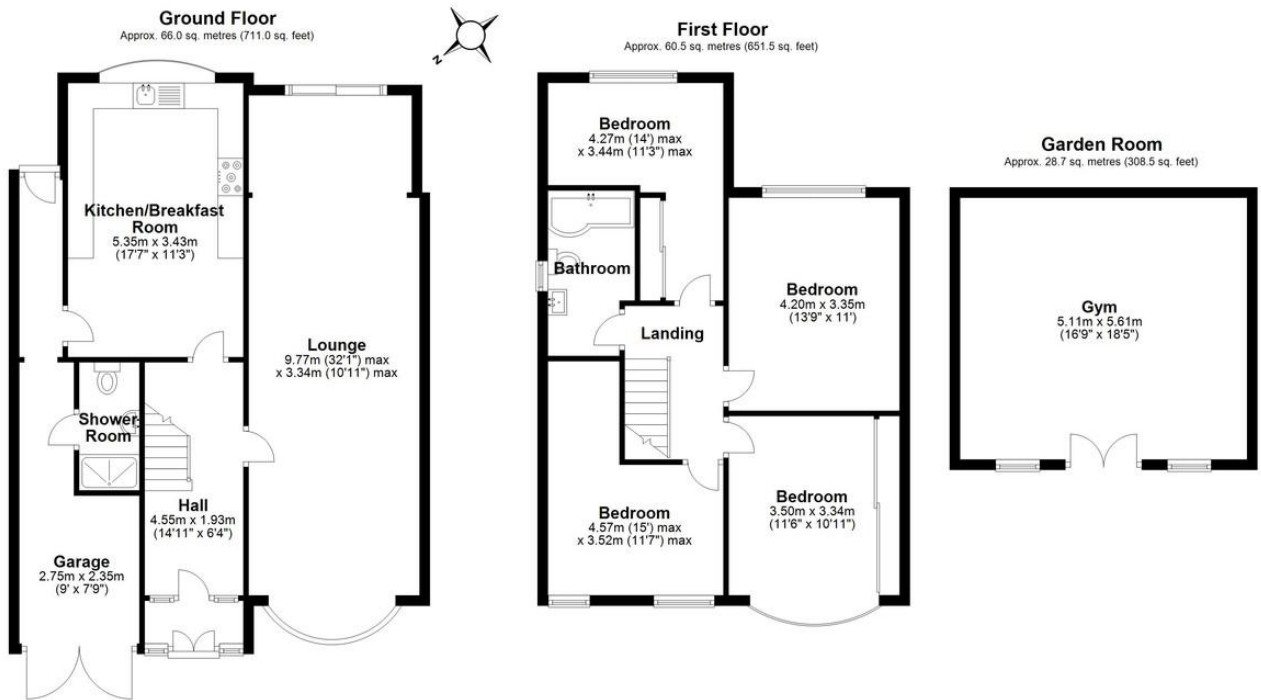
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



## WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



Total area: approx. 155.2 sq. metres (1670.9 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.