



# Monyhull Hall Road, Kings Norton, Birmingham, B30 3QN

Offers Over £425,000

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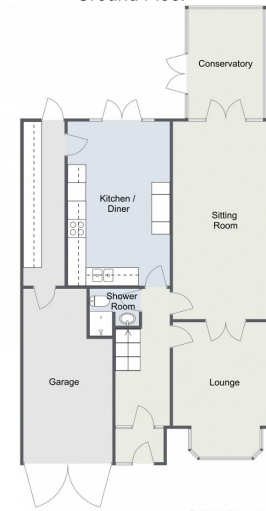
- Five Bedrooms
- Two Reception Rooms
- Contemporary Kitchen/Diner
- Rear Garden with Bar
- Large Loft Space with Potential for Conversion (Subject to Planning Permission)
- Modern Family Bathroom and Ground Floor Shower Room
- Conservatory
- Utility Room
- Driveway providing Off Road Parking for Several Vehicles and Garage





## Monyhull Hall Road, Birmingham

### Ground Floor



### First Floor



Total Area Approx  
172.8 Sq M  
1860.0 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

A spacious and well presented five bedroom semi-detached house, offered with two reception rooms, contemporary kitchen/diner, conservatory, shower room and modern family bathroom, rear garden with bar and off road parking with a garage, situated in Kings Norton, Birmingham.

Energy performance certificate (EPC)		
189, Monyhull Hall Road BIRMINGHAM B30 3QN	Energy rating <b>D</b>	Valid until: 14 March 2027 Certificate number: 8305-6695-4029-4197-6733
Property type	Semi-detached house	
Total floor area	135 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance</a> ).		

For more information on this house or to arrange a viewing please call the office on:

**0121 453 4349**

Alternatively, you can scan the QR to view all of the details of this property online.



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