



smart homes

Acheson Road

Hall Green, Birmingham, B28 0TR

- An Extremely Well Presented and Extended Semi-Detached Family Home **£295,000**
- Three Bedrooms
- Extended Kitchen
- Extended and Re-Fitted Family Bathroom





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with dwarf walls to either side and extending to UPVC double glazed doors leading into

Porch

With UPVC double glazed windows to front and sides, tiled flooring, light point and a further UPVC door leading into

Entrance Hallway

With wall light point, engineered wooden flooring, coving to ceiling, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to

Lounge to Front

13' 9" x 11' 1" (4.2m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator, engineered wooden flooring, wall and ceiling light points and double doors to



Dining Room to Rear

12' 5" x 11' 1" (3.8m x 3.4m) With engineered wooden flooring, coving to ceiling, feature cast iron fireplace with marble hearth and wooden surround, wall mounted radiator, ceiling light point and UPVC double glazed sliding patio doors leading to

Conservatory

10' 5" x 7' 10" (3.2m x 2.4m) Of UPVC and brick built construction with French doors leading to the rear garden, polycarbonate roof, tiled flooring, radiator and ceiling light and fan



Extended Kitchen to Rear

16' 4" x 6' 2" (5m x 1.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor fan over and double oven below. Space and plumbing for washing machine and dishwasher, tiling to splash back areas, radiator, ceiling light point, UPVC double glazed door to side passage and a double glazed window to the rear aspect

Landing

With a UPVC double glazed window to side, loft access, ceiling light point and door to



Bedroom One to Rear

12' 9" x 11' 1" (3.9m x 3.4m) With UPVC double glazed bay window to rear elevation, laminate flooring, wall mounted radiator and ceiling light point

Bedroom Two to Front

13' 5" x 10' 2" (4.1m x 3.1m) With UPVC double glazed bay window to front elevation, laminate flooring, coving to ceiling, wall mounted radiator and ceiling light point

Bedroom Three to Front

6' 10" x 6' 10" (2.1m x 2.1m) With UPVC double glazed window to front elevation, laminate flooring, coving to ceiling, wall mounted radiator and ceiling light point





Extended and Re-Fitted Family Bathroom to Rear

12' 1" x 6' 2" (3.7m x 1.9m) Being re-fitted with a modern white suite comprising of a corner shower enclosure, bathtub, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

Separate W.C

Being fitted with a low flush WC, Obscure UPVC double glazed window to side, tiling to half height and floor, radiator and ceiling light point

Private Rear Garden

Being mainly laid to lawn with panelled fencing to boundaries, gated side access, cold water tap, paved patio and a foot path leading to the rear of the property with a shingled area and gated access to a further paved patio area with access to a shared rear service road and a wooden door leading to

Detached Rear Garage

20' 11" x 10' 5" (6.4m x 3.2m) With wooden side hung doors for vehicular access and a wooden framed double glazed window to side

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

