



smarthomes

## Sarehole Road

Hall Green , Birmingham, B28 8DT

- A Very Well Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Extended Breakfast Kitchen

**£293,950**

EPC Rating '64'





## Property Description

The property is set back from the road behind a tarmac driveway with block edging providing off road parking with exterior lighting and extending to UPVC double glazed door leading into

### Porch

With a double glazed window to front, tiled flooring and a UPVC double glazed door with matching side window leading into

### Entrance Hallway

With ceiling spot lights, radiator, stairs to first floor, two storage cupboards, tiled flooring and doors leading off to



### Through Lounge Diner

#### Lounge Area to Front

11' 9" x 11' 5" (3.6m x 3.5m) With UPVC double glazed windows to the front and side elevations, laminate flooring, wall mounted radiator, ceiling light point, fireplace with log burning stove and tiled hearth and opening to

#### Dining Area to Rear

9' 6" x 9' 6" (2.9m x 2.9m) With UPVC double glazed French doors with matching side windows leading to rear garden, laminate flooring, wall mounted radiator and ceiling light point

#### Inner Hallway

With tiled flooring, an under stairs storage cupboard, ceiling spotlights and door to

#### Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Tiling to half height and floor and a ceiling light point

#### Extended Breakfast Kitchen to Rear

20' 4" x 6' 10" (6.2m x 2.1m) 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. 5 ring multi fuel Range style cooker with extractor hood over, space and plumbing for washing machine and dishwasher, concealed wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light points, double glazed windows to the side and rear aspects and double glazed French doors leading to the rear garden

#### Landing

With loft access, ceiling spot lights and door to

#### Bedroom One to Front

11' 5" x 7' 2" (3.5m x 2.2m) With double glazed oriel window to front elevation, useful over stairs storage cupboard, fitted wardrobes with sliding doors, radiator and ceiling light point

#### Bedroom Two to Rear

9' 6" x 9' 6" (2.9m x 2.9m) With double glazed window to rear elevation, a range of fitted wardrobes with over bed storage and vanity cupboards, radiator and ceiling light point





### Bedroom Three to Front

8' 6" x 7' 6" (2.6m x 2.3m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

7' 2" x 5' 6" (2.2m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower attachment, walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and two obscure double glazed windows to the rear elevation



### Private Rear Garden

Being mainly laid to lawn with paved patio area and footpath leading to a further patio at the rear of the garden, Cotswold stone chipped area, cold water tap and panelled fencing to boundaries

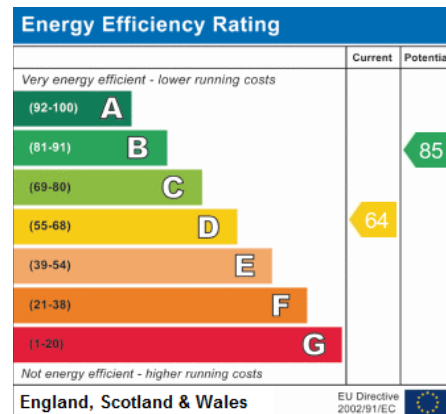
### Detached Garage

11' 5" x 7' 2" (3.5m x 2.2m) With side hung wooden doors for vehicular access, ceiling light point and courtesy UPVC door to rear garden



### 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 Nigel Hodges



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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements