



Smirrells Road

Hall Green, Birmingham, B28 0LA

- A Substantially Extended Detached Family Home
- Five Good Size Bedrooms
- Three Reception Rooms
- Family Bathroom & Shower Room

£425,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a block paved in and out driveway providing off road parking with mature shrubs and a UPVC double glazed door leading into

Entrance Hallway

With a double glazed window to front, coving to ceiling, ceiling light point, radiator, stairs leading to the first floor accommodation with under stairs storage and door leading off to

Reception Room One to Front

13' 1" x 10' 2" (4m x 3.1m) With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point and a double glazed sliding patio door leading to

Reception Room Two

13' 5" x 10' 5" (4.1m x 3.2m) With coving to ceiling, wall mounted radiator, electric fire with wooden surround, ceiling light point and hardwood glazed doors leading to



Reception Room Three to Rear

21' 11" x 16' 4" (6.7m x 5m) With UPVC double glazed windows and French doors leading to rear garden, part polycarbonate roof, two roof windows, gas wood burning stove, wall mounted radiator, two ceiling light point, door to side passage and hardwood glazed doors leading to

Fitted Kitchen to Rear

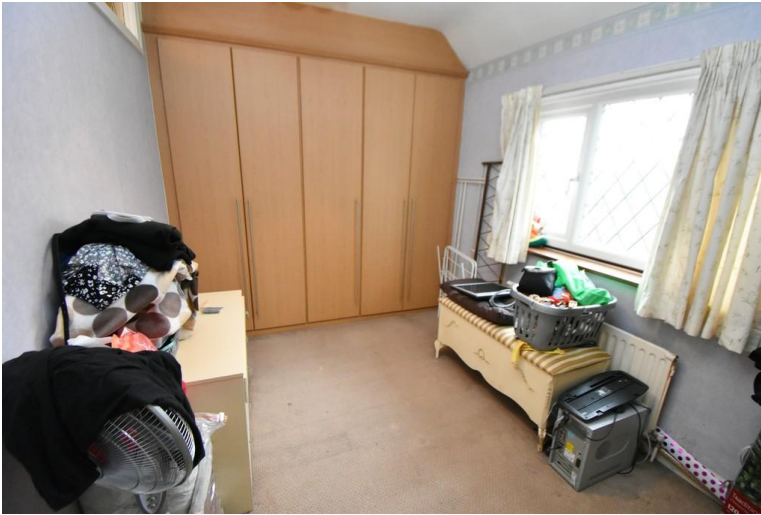
10' 2" x 7' 6" (3.1m x 2.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Double eye level oven and grill, tiling to splash back areas and floor, coving to ceiling and ceiling spot lights

Covered Side Passage

17' 8" x 3' 7" (5.4m x 1.1m) With a wall mounted gas central heating boiler, ceiling sky light, radiator and door to

Guest W.C

Being fitted with a low flush WC and wash hand basin. Ceiling sky light, tiling to splash back areas and floor and ceiling light point



Ground Floor Bedroom Five to Front

11' 1" x 8' 10" (3.4m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and door to



En-Suite Shower Room

Being fitted with a modern white suite comprising of a walk in shower enclosure with electric wall mounted shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling light point

Landing

With a double glazed oriel style window to front, loft access, ceiling light point and door to

Bedroom One to Front

11' 1" x 10' 5" (3.4m x 3.2m) With double glazed window to front elevation, a range of built in wardrobes, radiator and ceiling light point

Bedroom Two to Front

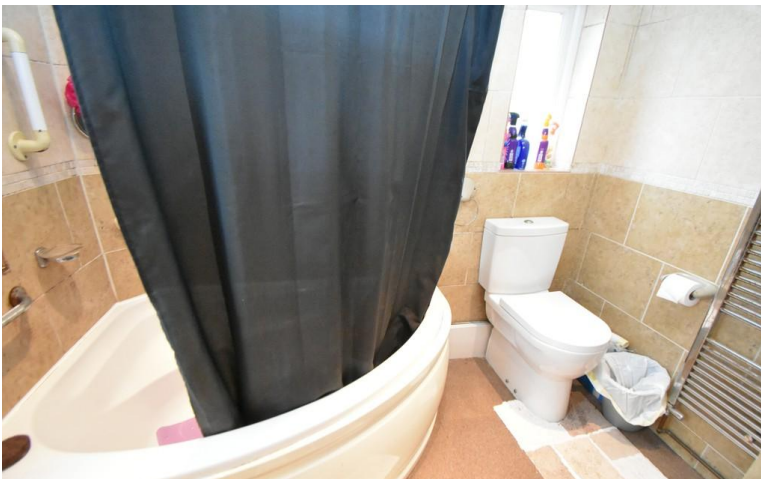
12' 5" x 10' 5" (3.8m x 3.2m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

11' 5" x 10' 5" (3.5m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Rear

11' 1" x 7' 6" (3.4m x 2.3m) With double glazed window to rear elevation, radiator and ceiling light point





L Shaped Family Bathroom

7' 6" x 7' 2" (2.3m x 2.2m) Being re-fitted with a modern white suite comprising of a corner bath with shower over, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and obscure double glazed windows to the front and side elevations

Family Shower Room

5' 6" x 4' 3" (1.7m x 1.3m) Being re-fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a corner low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window

Private Rear Garden

Being mainly laid to lawn with raised timber decked patio, cold water tap, timber framed shed, side storage area, panelled fencing to boundaries and steps down to a further garden area with mature shrubs and bushes

Integral Tandem Garage

36' 1" x 14' 9" (11m x 4.5m) With bi-folding wooden doors for vehicular access, quarry tiled flooring, ceiling light points, ceiling sky lights and a UPVC courtesy door with matching side window to rear

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

