



smarthomes

Arcot Road

Hall Green, Birmingham, B28 8LY

- A Mid Terrace Property Ideal For First Time Buyers
- Two Bedrooms, Lounge, Kitchen & Bathroom
- Recently Re-Decorated & New Flooring Throughout
- No Upward Chain

£175,000

EPC Rating '63'





Property Description

The property is set back from the road behind a wrought iron gate, shingle fore garden and paved pathway leading to canopy porch with UPVC obscure double glazed front door leading through to

Entrance Hall

With ceiling light point, obscure double glazed window to side, laminate flooring, stairs leading to the first floor accommodation and door leading into



Lounge to Front

16' 4" x 11' 5" (5m x 3.5m) With laminate flooring, UPVC double glazed bay window to front elevation, radiator, ceiling light point, useful under-stairs storage cupboard and door leading into



Kitchen to Rear

11' 5" x 8' 2" (3.5m x 2.5m) Being fitted with a range of handle-less base and drawer units, wood effect work surfaces with matching upstands, sink and drainer unit with mixer tap, space for electric oven, space and plumbing for washing machine, two UPVC double glazed windows to rear elevation, UPVC double glazed door leading out to the rear garden, two ceiling light points, laminate flooring and useful pantry/storage area



Landing

With ceiling light point, loft access, useful storage area and doors leading off to



Bedroom Two to Rear

11' 9" x 8' 2" (3.6m x 2.5m) With UPVC double glazed window to rear elevation, wall mounted Ariston combination boiler, radiator and ceiling light point

Bedroom One to Front

11' 1" x 10' 5" (3.4m x 3.2m) With UPVC double glazed window to front elevation, radiator, coving to ceiling, useful over-stairs storage cupboard and ceiling light point



Family Bathroom to Rear

8' 6" x 7' 6" (2.6m x 2.3m) Being fitted with a three piece white suite comprising panelled bath, low flush WC and pedestal wash hand basin, UPVC obscure double glazed window to rear, tiling to water prone areas, radiator, ceiling light point and useful airing cupboard

Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, gardeners WC, cold water tap and access to side passage

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

