



smarthomes

Glaisdale Road

Hall Green, Birmingham, B28 8PX

- A Beautifully Presented and Extended Semi-Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen/Diner

Offers Over

£399,950

EPC Rating '64'





Property Description

The property is set back from the road behind a gravel front driveway with hedging to boundaries and a UPVC double glazed front door opening to the

Reception Hallway

Having a radiator, ceiling light point, laminate flooring, staircase rising to the first floor accommodation and door opening to the

Guest W.C

Being fitted with a modern white suite comprising a low level W.C, vanity wash hand basin, tiling to splash prone areas, ceiling light point and extractor fan

Reception Room One to Front

14' 5" x 11' 7" (4.39m x 3.53m) With a UPVC double glazed bay window to the front, ceiling light point, radiator, picture rail and feature stone fireplace with inset living flame effect gas fire



Reception Room Two to Front

16' 1" x 10' 9" (4.9m x 3.28m) With double glazed windows to the front and side elevations, radiator, feature stone effect wall, ceiling spot lights, floating stone effect gas fire, hard wiring for mounted television and stripped timber effect flooring

Re-Fitted Kitchen/Diner to Rear

23' 11" max x 11' 11" max (7.29m max x 3.63m max) Being re-fitted with a comprehensive range of wall and base units with a roll edge work surfaces over incorporating sink and drainer with mixer tap over, further incorporating a 4 ring gas hob with extractor canopy over. Integrated electric double oven, integrated fridge, freezer and dishwasher, recessed ceiling spotlighting, radiator, two UPVC double glazed windows to the rear, UPVC double glazed French style door to the rear garden, laminate flooring and door opening to



Utility Room to Rear

8' 5" x 5' 1" (2.57m x 1.55m) Having a UPVC double glazed door to the rear, base units with a roll edge work surfaces over incorporating sink and drainer, radiator, space and plumbing for washing machine and laminate flooring



Landing

With ceiling light point and doors off to

Bedroom One to Front

15' 1" x 10' 8" (4.6m x 3.25m) Having a UPVC double glazed bay window to the front, picture rail, ceiling light point and radiator

Bedroom Two to Rear

12' 1" x 11' 8" (3.68m x 3.56m) Having a UPVC double glazed window to the rear, ceiling light point, picture rail and radiator



Bedroom Three to Front

10' 5" x 9' 3" (3.18m x 2.82m) Having a UPVC double glazed window to front, ceiling light point, radiator and door opening to



En-Suite Shower Room

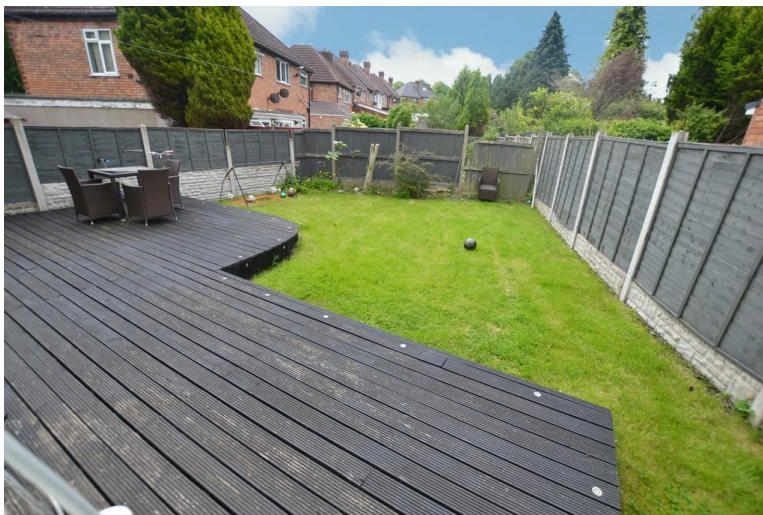
Being fitted with a modern white suite comprising a pedestal wash hand basin, low level W.C and glazed recessed shower cubicle. UPVC double glazed window to the side, recessed ceilings spotlights, extractor fan, full height wall tiling and ceramic tiled floor

Bedroom Four to Rear

10' 5" x 9' (3.18m x 2.74m) Having a UPVC double glazed window to the rear, ceiling light point and radiator

Bedroom Five to Front

7' 8" x 6' 8" (2.34m x 2.03m) Having a UPVC double glazed window to front, ceiling light point, radiator and a fitted bed base



Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising a panelled bath, glazed shower cubicle, vanity wash hand basin and a low level W.C. UPVC double glazed window to rear, recessed ceiling spotlights, full height wall tiling, ceramic tiled flooring and heated towel rail

Rear Garden

Having decked patio area with laid lawn beyond, fenced boundaries and gated access



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

