



## Glaistead 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

### 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 spot lighting, 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

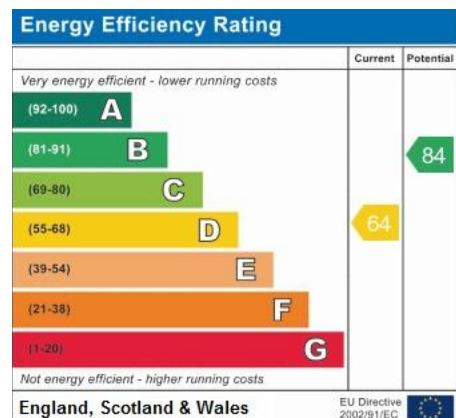
### Rear Garden

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



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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