



Bushmore Road

Hall Green, Birmingham, B28 9QY

- An Immaculately Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended and Re-Fitted Kitchen

£320,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a creteprint driveway providing off road parking with dwarf walls to front and side boundaries, planted shrub border and a UPVC double glazed door leading into

Porch

With double glazed windows to the front and side boundaries, tiled flooring, exterior light point and a wooden front door leading into

Entrance Hallway

With ceiling light point, laminate flooring, radiator, stairs leading to the first floor accommodation and door leading off to

Dining Room to Front

13' 9" x 9' 10" (4.2m x 3m) With UPVC double glazed bay window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point



Extended Lounge to Rear

17' 8" x 10' 2" (5.4m x 3.1m) With aluminium double glazed bi-fold doors leading to rear garden, two wall mounted radiators, a feature living flame gas fire with marble hearth and surround, coving to ceiling and wall light points

Extended and Re-Fitted Kitchen to Rear

17' 0" x 8' 10" max (5.2m x 2.7m max) Being re-fitted with a range of wall, base and drawer units with a granite work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, integrated dishwasher, laminate flooring, radiator, ceiling spot lights, a double glazed window to the rear aspect and double glazed door to



Utility Room

22' 7" x 3' 11" (6.9m x 1.2m) With space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, UPVC double glazed door to rear and door to garage



Landing

With an obscure double glazed window to side, ceiling light point and door to

Bedroom One to Front

14' 1" x 10' 2" (4.3m x 3.1m) With double glazed bay window to front elevation, coving to ceiling, radiator and ceiling light point

Bedroom Two to Rear

11' 5" x 7' 6" (3.5m x 2.3m) With double glazed window to rear elevation, coving to ceiling, a range of built in wardrobes, radiator and ceiling light point



Bedroom Three to Front

7' 2" x 6' 6" (2.2m x 2m) With double glazed window to front elevation, coving to ceiling, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

7' 10" x 7' 6" (2.4m x 2.3m) Being re-fitted with a modern white suite comprising of a panelled bath, walk in corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights, loft access and obscure double glazed windows to the front and rear elevations

Delightful Rear Garden

Being mainly laid to lawn with paved patio area, mature shrubs and bushes, exterior lighting, cold water tap and panelled fencing to boundaries



Garage

13' 5" x 7' 6" (4.1m x 2.3m) Located at the side of the property with an up and over door for vehicular access, ceiling light point and courtesy door to utility

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