



Smirrells Road

Hall Green, Birmingham, B28 0LB

- A Beautifully Presented Three Bedroom Home
- Attractive Lounge
- Re-Fitted Family Shower Room
- Re-Fitted Open Plan Family Dining Kitchen

Offers Over

£310,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a block paved and tarmacadam driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With tiled flooring, lighting and feature wooden door with coloured glazed inserts leading through to

Entrance Hall

With radiator, ceiling light point, engineered wood flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to





Lounge to Front

15' 1" into bay x 10' 9" (4.6m x 3.3m) With double glazed bay window to front elevation, radiator, engineered wood flooring, dado rail, coving to ceiling, gas fire with marble hearth and wooden surround, feature built-in shelving and cupboards and ceiling light point



Re-Fitted Open Plan Family Dining Kitchen to Rear

17' 0" into bay x 15' 8" (5.2m x 4.8m) Being re-fitted with a range of high gloss wall, drawer and base units, complementary Quartz work surfaces with matching upstands, inset sink with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, inset eye-level microwave oven, integrated washing machine, central island with Quartz worktop and extra storage, double glazed window and door to rear, radiators, spot lights to ceiling, further ceiling light points, engineered wood flooring, double glazed bay incorporating French doors leading out to the rear garden and feature built-in shelving and cupboards

Accommodation on the First Floor



Landing

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

Bedroom One to Front

15' 5" x 9' 6" (4.7m x 2.9m) With double glazed bay window to front elevation, radiator, polished floorboards, original iron fireplace with tiled hearth, ceiling light point and a range of built-in cupboards

Bedroom Two to Rear

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed window to rear elevation, radiator, polished floorboards, original iron fireplace with tiled hearth, ceiling light point and a range of built-in cupboards



Bedroom Three to Front

8' 2" x 5' 6" (2.5m x 1.7m) With double glazed window to front elevation, radiator, polished floorboards and ceiling light point



Re-Fitted Family Shower Room to Rear

8' 2" x 5' 6" (2.5m x 1.7m) Being re-fitted with a three piece white suite comprising double walk-in shower cubicle with thermostatic shower, WC with enclosed cistern and wash hand basin within vanity unit incorporating handy storage cupboards, shaver socket, obscure double glazed window to rear, complementary tiling to walls and floor, ladder style radiator, extractor fan and spot lights to ceiling

Garage

20' 4" x 9' 2" (6.2m x 2.8m) Located to the rear accessed via gated service road, four windows to side, wooden double garage doors and electric power

Large Rear Garden

Being mainly to lawn with paved patio ideal for entertaining, versatile brick built out building ideal for bar area or storage with windows, part glazed wooden door and electricity, crazy paved pathway to rear, fencing to boundaries, outside tap, well stocked shrub borders and mature trees

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 Hodes.

