



smarthomes

## Redstone Farm Road

Hall Green, Birmingham, B28 9NT

- An Extended & Refurbished Mid Terrace Property
- Three Double Bedrooms
- Extended & Re-Fitted Breakfast Kitchen & Four Piece Bathroom
- No Upward Chain

**Offers Over**

**£250,000**

EPC Rating '57'





## Property Description

The property is set back from the road behind a crazy paved driveway providing off road parking extending to roller shutter garage door and composite front door with double glazed inserts leading thorough to

### **Extended & Re-Fitted Breakfast Kitchen to Front**

16' 8" x 10' 2" (5.1m x 3.1m) Being re-fitted with a modern range of handle-less high gloss wall, drawer and base units, complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge and freezer, two double glazed windows to front elevation, radiator, spot lights to ceiling, alarm panel, door to garage and door leading into



### **Inner Hallway**

With ceiling light point, handy storage cupboard, stairs leading to the first floor accommodation and door leading into

### **Extended Lounge Diner to Rear**

19' 0" x 17' 1" (5.8m x 5.21m) With feature double glazed windows incorporating French doors leading out to the rear garden, four ceiling light points, coving to ceiling and two radiators



### **Accommodation on the First Floor**

#### **Landing**

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

#### **Bedroom One to Rear**

11' 9" up to wardrobe x 9' 6" (3.6m x 2.9m) With double glazed window to rear elevation, two useful built-in cupboards, coving to ceiling, radiator and ceiling light point

#### **Bedroom Two to Rear**

9' 2" x 9' 2" (2.79m x 2.8m) With double glazed window to rear elevation, ceiling light point, coving to ceiling, radiator and double built-in wardrobe



#### **Bedroom Three to Front**

9' 6" x 8' 10" (2.9m x 2.69m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

#### **Four Piece Family Bathroom to Front**

9' 2" x 5' 10" (2.8m x 1.8m) Being fitted with a four piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin and corner shower cubicle with double opening glazed doors, aquaplaning and thermostatic shower, obscure double glazed window to front, tiling to walls, ladder style radiator, extractor and spot lights to ceiling





### Rear Garden

With Cotswold stone chippings, fencing to boundaries and flower borders

### Garage

16' 8" x 8' 2" (5.1m x 2.5m) With electric roller shutter garage door to driveway, ceiling light point, electric consumer board, gas meter, cold water tap and wall mounted Ariston combination boiler

### 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salihull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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