



smarthomes

Acheson Road

Hall Green, Birmingham, B28 0TS

- A Very Well Presented Semi-Detached Family Home
- Three Bedrooms
- Two Reception Room
- Re-Fitted Family Bathroom

Offers in Region of

£270,000

EPC Rating - 58

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with low level brick walls to side boundaries and UPVC double glazed doors leading into

Porch

With double glazed windows to front and side elevations and a further double glazed door leading into

Entrance Hallway

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



Dining Room to Front

12' 1" x 11' 1" (3.7m x 3.4m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator and ceiling light point



Lounge to Rear

12' 9" x 11' 5" (3.9m x 3.5m) With UPVC double glazed door with matching side windows leading to rear garden, laminate flooring, electric fire with marble hearth and surround, picture rail, wall mounted radiator and ceiling light point



Fitted Kitchen to Rear

9' 10" x 6' 2" (3m x 1.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and Bosch oven below. Space and plumbing for dishwasher, tiling to splash back areas and floor, wall mounted gas central heating boiler, radiator, ceiling light point, UPVC double glazed door to side passage and a double glazed window to the rear aspect



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Obscure single glazed window to side elevation and ceiling light point



Landing

With a UPVC double glazed obscure window to side, ceiling light point, loft access and door to

Bedroom One to Rear

12' 9" x 11' 5" (3.9m x 3.5m) With double glazed bay window to rear elevation, laminate flooring, picture rail, radiator and ceiling light point

Bedroom Two to Front

12' 9" x 10' 2" (3.9m x 3.1m) With double glazed bay window to front elevation, picture rail, laminate flooring, radiator and ceiling light point



Bedroom Three to Front

6' 10" x 6' 10" (2.1m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

9' 10" x 6' 2" (3m x 1.9m) Being re-fitted with a modern white suite comprising of a bath with shower attachment, corner shower enclosure, twin vanity wash hand basins and a low flush W.C. Electric mirrors, wall mounted hair dryer, feature vertical heated towel rail, tiling to splash prone areas and floor with under floor heating, ceiling light points and obscure double glazed windows to the side and rear elevations



Extensive Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, timber framed shed, children's climbing frame, gated rear access, hardstanding for parking and door to

Garage

Located at the rear of the property and accessed via a shared rear service road

Ground Floor

First Floor



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. Council tax band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.