



## Cubley Road

Hall Green, Birmingham, B28 8EJ

- An Extended Three Bedroom Semi Detached Property
- Lounge, Extended Dining Room & Extended Breakfast Kitchen
- Spacious Four Piece Family Bathroom
- Double Garage to Rear Ideal for Conversion To Annexe STPP
- No Upward Chain

**Offers Over**

**£310,000**

EPC Rating '55'







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to part glazed front door leading into

### Enclosed Porch

With flagstone flooring, lighting and hardwood door with obscure glazed insert leading through to

### Entrance Hall

With laminate flooring, radiator, stairs leading to the first floor accommodation with spacious under-stairs storage cupboard and doors leading off to

### Lounge to Front

14' 1" into bay x 11' 5" (4.3m x 3.5m) With double glazed bay window to front elevation, radiator, ceiling light point, gas fire with marble hearth and surround, coving to ceiling and ceiling light point





#### **Extended Dining Room to Rear**

15' 5" x 11' 5" (4.7m x 3.5m) With double glazed sliding patio door to rear garden, laminate flooring, radiator, two ceiling light points and coving to ceiling

#### **Extended Breakfast Kitchen to Rear**

15' 1" x 10' 2" max (4.6m x 3.1m) Being fitted with a range of wall, drawer and base units incorporating display shelving, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset eye-level electric oven and grill, space and plumbing for dishwasher, space for fridge freezer, breakfast bar, double glazed window to rear elevation, part glazed door leading out to the rear garden, radiator, two ceiling strip lights and tiled flooring



#### **Guest WC**

With obscure window to front, low flush WC, pedestal wash hand basin, radiator, ceiling light point, tiled flooring and tiling to half-height

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

#### **Landing**

With ceiling light point and doors leading off to

#### **Bedroom One to Front**

13' 5" into bay x 9' 10" (4.1m x 3.0m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point



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

9' 10" x 9' 6" (3.0m x 2.9m) With double glazed window to rear elevation, radiator, laminate flooring, coving to ceiling and ceiling light point

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

8' 2" x 6' 10" (2.5m x 2.1m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point



#### **Spacious Four Piece Family Bathroom to Rear**

9' 10" x 6' 2" (3.0m x 1.9m) Being fitted with a four piece suite comprising panelled bath, shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, laminate flooring, extractor, radiator and ceiling light point



### Rear Garden

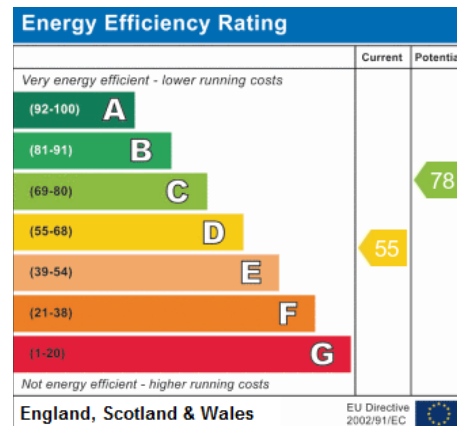
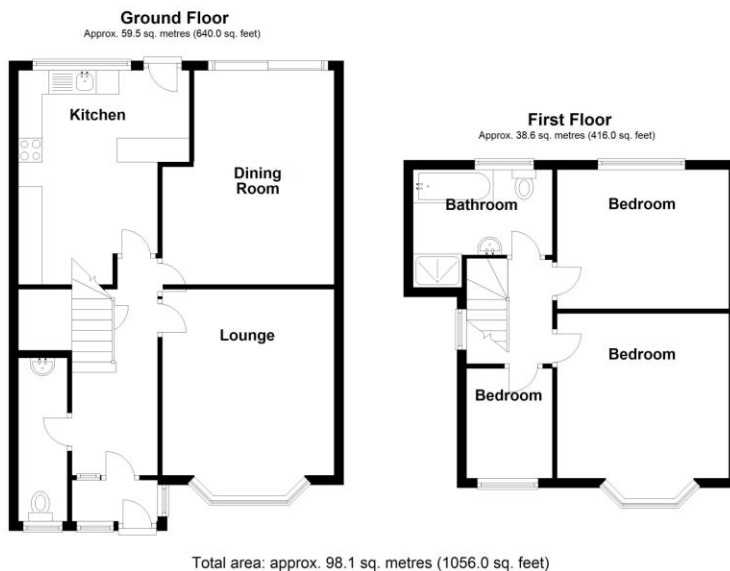
With block paved patio, retaining wall to lawned area, outside tap, walls to boundaries, shrub borders and paved pathway to rear

### Double Garage to Rear

20' 4" x 21' 3" (6.2m x 6.5m) Being accessed via a service road to the rear and being ideal for conversion to an annexe subject to relevant planning permission with tiled roof, windows to rear, glazed door to rear, metal garage doors, electric power points, ceiling light, laminate work surface with sink and drainer unit, space and plumbing for washing machine and tumble dryer and door to WC with low flush WC and ceiling light point

### 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



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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 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