



**Dalbury Road**

Hall Green, Birmingham, B28 0NF

- A Well Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen

**Offers Over**

**£310,000**

EPC Rating '53'





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a raised gravel border to side and a storm porch with a quarry tiled floor and hardwood glazed front door leading into

## Entrance Hallway

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

## Lounge to Front

12' 10" x 11' 2" (3.91m x 3.4m) With UPVC double glazed bay window to front elevation, picture rail, modern electric fire with decorative surround, wall mounted radiator and ceiling light point



### Dining Room to Rear

13' 6" x 10' 4" (4.11m x 3.15m) With UPVC double glazed French doors with matching side windows leading to rear garden, living flame gas fire with marble effect hearth and wooden surround, wall mounted radiator and ceiling light point



### Extended Kitchen to Rear

16' 10" x 6' 10" (5.13m x 2.08m) 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 oven below. Space and plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, tiling to splash back areas, radiator, two ceiling light points, laminate flooring, double glazed door to side and a double glazed window to the rear aspect



### Landing

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

### Bedroom One to Rear

12' 9" x 8' 5" (3.89m x 2.57m) With double glazed window to rear elevation, wall to wall fitted wardrobes, radiator and ceiling light point

### Bedroom Two to Front

11' 2" x 10' 6" (3.4m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point



### Bedroom Three to Front

7' 5" x 6' 11" (2.26m x 2.11m) With double glazed window to front elevation, radiator and ceiling light point



### Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen and a vanity wash hand basin. Airing cupboard, heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



### Separate W.C

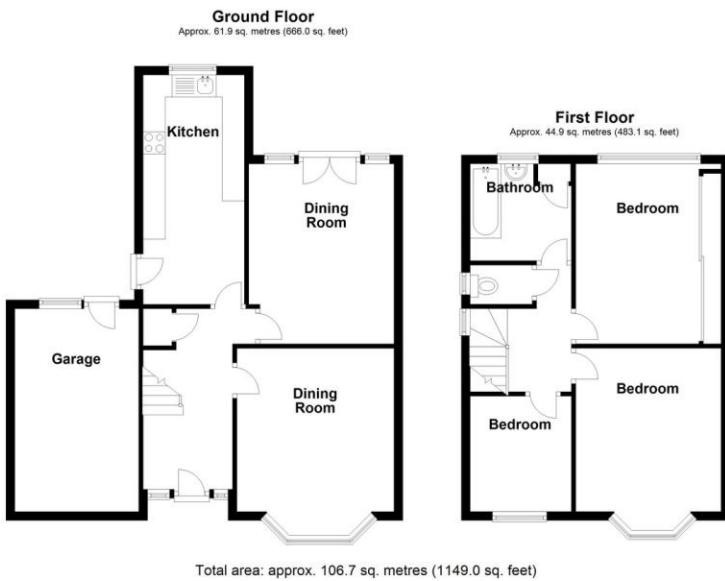
With a low flush W.C, obscure double glazed window, ceiling light point, laminate flooring and tongue and groove panelling to half height

### Good Size Rear Garden

Being mainly laid to lawn with paved patio area, mature trees and hedging to boundaries

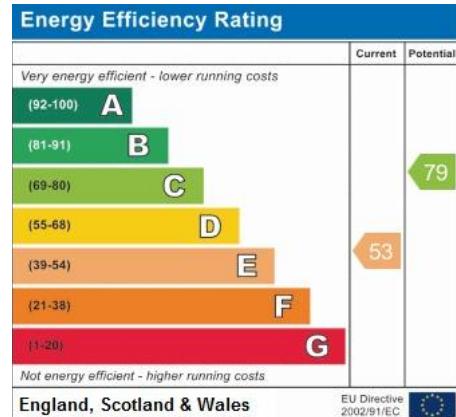
### Garage

Located at the side of the property with side hung doors for vehicular access and a courtesy door to rear



### 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



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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 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