



smarthomes

Chilcote Close

Hall Green, Birmingham, B28 0PB

- A Well Presented & Semi Detached Home
- Two Double Bedrooms
- Landscaped South West Facing Rear Garden
- Re-Fitted Kitchen & Four Piece Family Bathroom

Offers Over

£245,000

EPC Rating '72'





Property Description

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

Enclosed Porch

With window to side, laminate flooring, ceiling light point, door to utility area and wooden door with glazed insert leading through to

Entrance Hallway

With port hole style window to front, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, radiator, ceiling light point and part glazed door leading into



Through Lounge Diner

21' 3" x 11' 1" (6.5m x 3.4m) With double glazed windows to front and rear elevations, radiator, wall mounted electric fire, two ceiling light points and wall mounted Dimplex electric wall heater



Re-Fitted Kitchen to Rear

8' 2" x 8' 2" (2.5m x 2.5m) Being re-fitted with a range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, feature composite sink and drainer unit with mixer tap, four ring hob with feature glazed splashback and extractor canopy over, inset eye-level electric oven and grill, space for fridge, double glazed window to rear elevation, ceiling light point and part glazed door leading into



Utility Area

11' 1" x 4' 3" (3.4m x 1.3m) With ceiling light point, space and plumbing for washing machine, tumble dryer and dishwasher, door to porch, door to storage cupboard and obscure double glazed door leading out to the landscaped south west facing rear garden

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft access and doors leading off to



Bedroom One to Front

14' 5" x 9' 10" (4.4m x 3.0m) With two double glazed windows to front elevation, radiator, ceiling light point and over-stairs storage cupboard housing boiler

Bedroom Two to Rear

10' 9" x 9' 2" (3.3m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point



Re-Fitted Four Piece Family Bathroom to Rear

7' 10" x 6' 6" (2.4m x 2.0m) Being re-fitted with a four piece white suite comprising panelled bath with shower attachment over, low flush WC, vanity wash hand basin and shower cubicle with Triton electric shower and folding glazed doors, two obscure double glazed windows to rear, complementary tiling to walls and floor, ladder style radiator and spot lights to ceiling



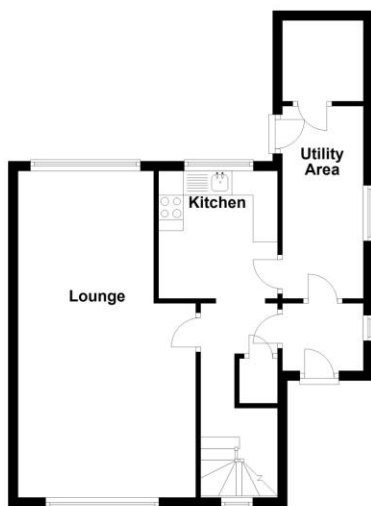
Landscaped South West Facing Rear Garden

Being mainly laid to lawn with Indian slate paved patio, fencing to boundaries, raised railway sleeper borders and outside tap

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.

Ground Floor
Approx. 48.0 sq. metres (516.8 sq. feet)



First Floor
Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 82.2 sq. metres (884.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	