



smarthomes

Fox Hollies Road

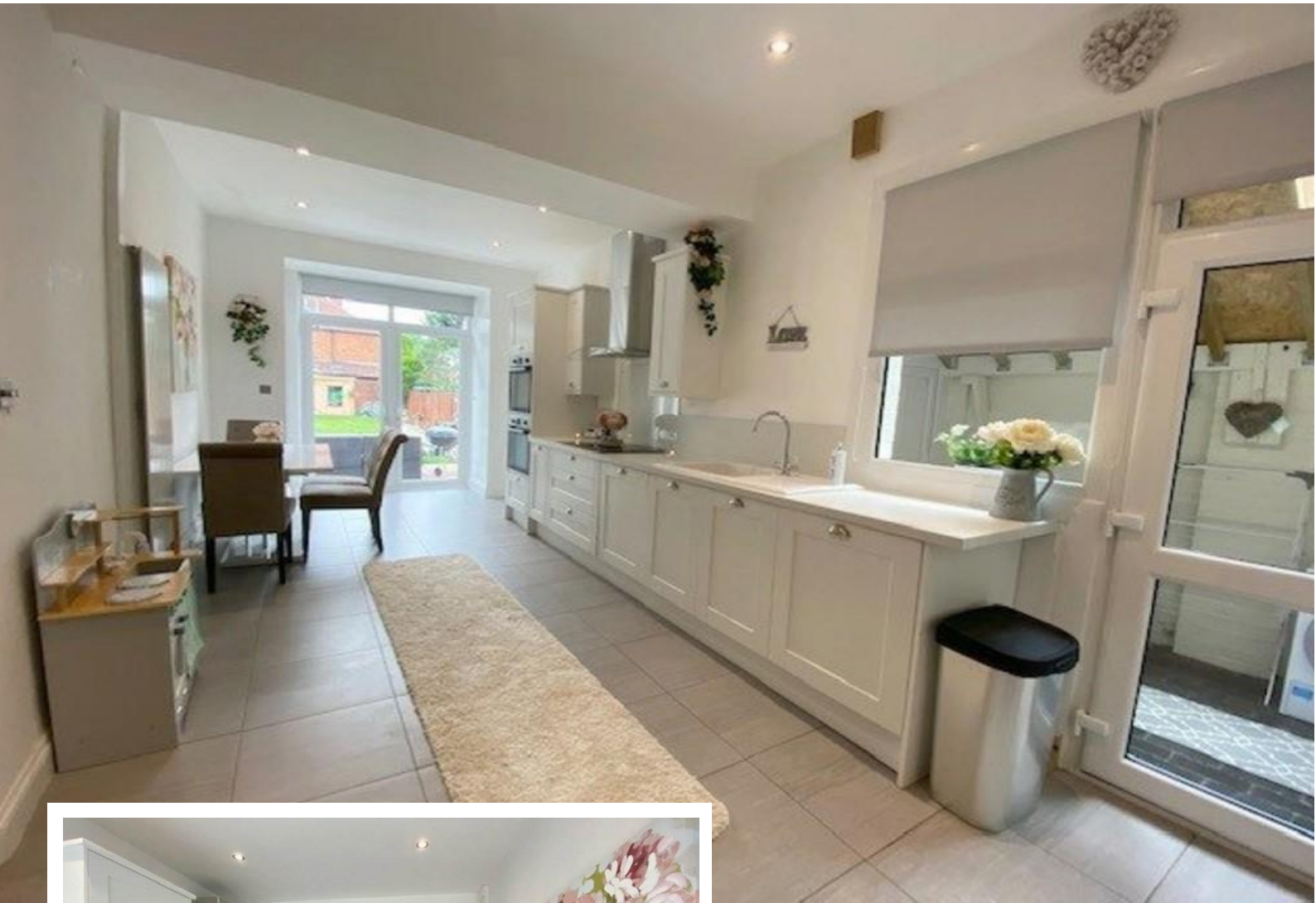
Hall Green, Birmingham, B28 8RL

- A Superb Refurbished Edwardian Semi Detached Family Home
- Four Good Size Bedrooms
- Two Reception Rooms
- Re-Fitted Breakfast Kitchen & Family Bathroom with Additional Separate WC

£470,000

EPC Rating '67'





Property Description

The property is set back from the road behind a block edged gravel driveway providing off road parking extending to garage doors and UPVC double glazed door leading into

Enclosed Porch

With original Minton style tiled flooring and composite front door with obscured windows either side leading through to

Impressive Reception Hallway

With original herringbone flooring, feature coving to ceiling, decorative picture rail and dado rail, feature mouldings, contemporary vertical radiator, ceiling light point with decorative rose, staircase leading to the first floor accommodation and doors leading off to





Reception Room One to Front

15' 11" x 14' 5" (4.85m x 4.39m) With decorative picture rail, feature archway to double glazed bay window to front elevation, ceiling light point with decorative rose, coving to ceiling, coal effect electric fire with oak surround, radiator and wall lighting

Reception Room Two to Rear

11' 5" x 17' 2" into bay (3.48m x 5.23m) With decorative picture rail and coving to ceiling, ceiling light point with decorative rose, contemporary fireplace, wall lighting, radiator and double glazed bay incorporating door leading out to the rear garden



Superb Breakfast Kitchen to Rear

26' 1" x 9' 5" (7.95m x 2.87m) Being re-fitted with a range of wall, drawer and base units incorporating pan drawers, complementary marble effect work surfaces with feature up-stands, ceramic sink and drainer unit with mixer tap, five ring hob with extractor canopy over, inset eye-level double oven and grill, integrated dishwasher, fridge and wine cooler, double glazed window and door to side, double glazed French doors leading out to the rear garden, vertical radiator, tiled flooring, spot lights to ceiling and door to handy store room with shelving



Utility Area to Side

26' 1" x 7' 6" (7.95m x 2.29m) With space and plumbing for washing machine, opening to garage with double garage doors to driveway, door to garden and latch door leading into

Guest WC

With low flush WC

Accommodation on the First Floor

Landing

With access to boarded loft space, two ceiling light points, decorative dado rail and doors leading off to

Bedroom One to Front

16' 4" x 14' 9" (4.98m x 4.5m) With double glazed deep bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

14' 2" x 11' 6" (4.32m x 3.51m) With double glazed window to rear elevation, radiator and ceiling light point





Bedroom Three to Rear

12' 3" x 9' 5" (3.73m x 2.87m) With double glazed window to rear elevation, radiator, decorative picture rail and ceiling light point

Bedroom Four to Front

8' 11" x 14' 4" (2.72m x 4.37m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom

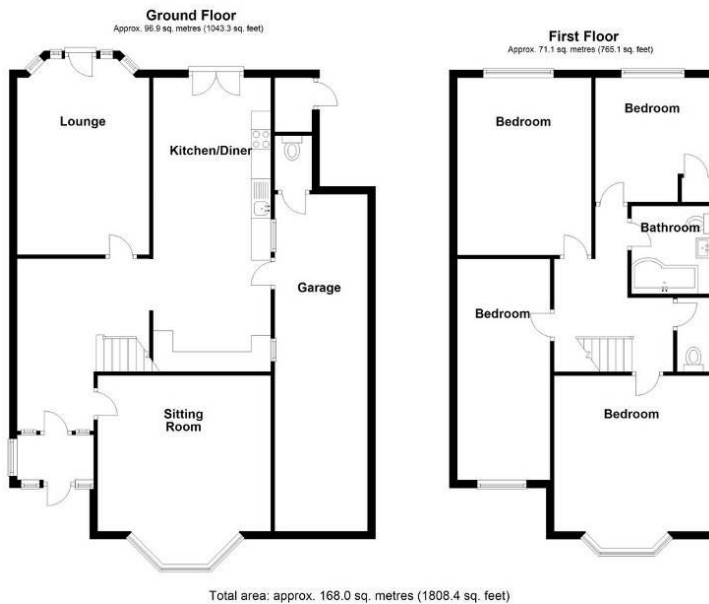
Being re-fitted with a three piece white suite comprising P-shaped panelled bath with shower over, centralised mixer tap and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to side, tiling to water prone areas, ladder style radiator, tiled flooring and spot lights to ceiling

Additional WC

With low flush WC and obscure double glazed window to side

Superb Westerly Facing Rear Garden

Being mainly laid to lawn with feature decked area, crazy paved pathway to summer house, well stocked shrub borders and barked play area



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
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 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