



smarthomes

Blythsford Road

Hall Green, Birmingham, B28 0UR

- An Extended Semi-Detached Property
- Two Double Bedrooms
- Two Reception Rooms
- No Upward Chain

£235,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a paved driveway providing off road parking with a lawn area to side, shrub borders, fencing to boundaries and a hardwood glazed front door leading into



Entrance Hallway

With ceiling light point, single glazed window to side, stairs leading to the first floor accommodation and door leading off to



Reception Room One to Front

12' 9" x 12' 4" (3.89m x 3.76m) With double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point and a feature fireplace with electric fire, brick surround, tiled hearth and wooden mantle



Reception Room Two to Side

12' 4" x 11' 11" (3.76m x 3.63m) With a single glazed window to side, under stairs storage cupboard, radiator, wall light points, dado rail, feature electric fire suite with marble effect hearth and backplate with wooden mantle over and archway to



Dining Kitchen to Rear

11' 9" x 9' (3.58m x 2.74m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for electric cooker with extractor hood over, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed door and window to the rear aspect

Landing

With a ceiling light point, access to loft space and door to



Bedroom One to Front

12' 4" x 10' 5" (3.76m x 3.18m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

9' 4" x 8' 8" (2.84m x 2.64m) With double glazed window to rear elevation, radiator and ceiling light point



Family Bathroom

Being fitted with a white three piece suite comprising panelled bath with electric shower over, low flush W.C and pedestal wash hand basin. Obscure double glazed window to side, tiling to water prone areas, radiator and spot lights to ceiling



Landscaped Rear Garden

With an abundance of planted shrubs and trees, laid lawn, ornamental pond, panelled fencing to boundaries, timber shed and several seating areas, walkways, archways and pergolas

Side Storage Area

16' 11" x 5' 9" (5.16m x 1.75m) With double opening doors to property frontage, personal door to garden, power and lighting

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