



smarthomes

## Burnaston Road

Hall Green, Birmingham, B28 8DJ

- A Semi-Detached Family Home
- Three Good Size Bedrooms
- Modern Extended Kitchen
- Modern Family Shower Room

**£360,000**

EPC Rating '58'

Council Tax Band - C





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking, raised stone chipped borders, dwarf walled boundaries and a UPVC double glazed door leading into

### Porch

With double glazed windows to front and side elevations, slate tiled floor and an Oak door with original obscure leaded stained glass windows to either side leading to

### Entrance Hallway

With ceiling spot lights, coving to ceiling, feature flooring, radiator, stairs leading to the first floor accommodation and door leading off to



### **Through Lounge/Diner**

28' 2" x 10' 9" (8.6m x 3.3m) With a UPVC double glazed bay window to front elevation and UPVC double glazed French doors with matching side windows to the rear garden, two wall mounted radiators, coving to ceiling, two ceiling light points and a feature gas fire with composite surround



### **Modern Kitchen to Rear**

12' 5" x 11' 1" (3.8m x 3.4m) Being fitted with a modern 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 freestanding gas Range with extractor hood over and oven below. Space and plumbing for dishwasher, under stairs pantry area, feature flooring, radiator, ceiling spot lights, a double glazed window to the rear aspect, double glazed French doors leading to the rear garden and courtesy door to garage



### **Landing**

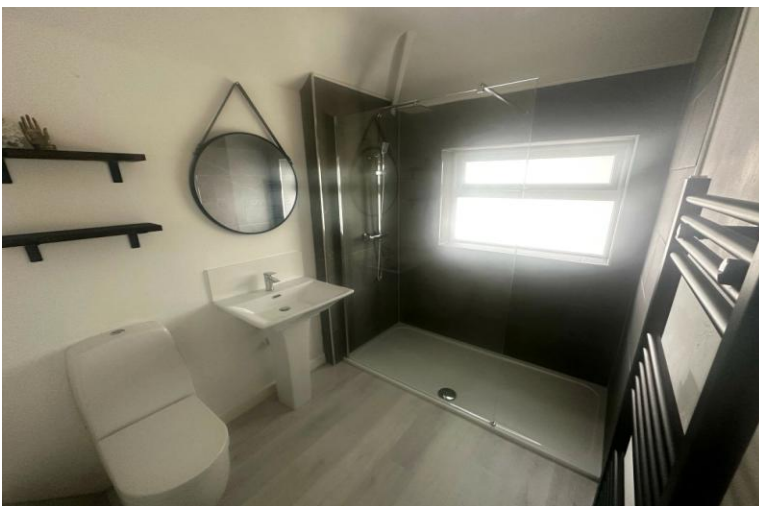
With loft access, an obscure double glazed window to side elevation and door to

### **Bedroom One to Front**

15' 1" x 11' 1" (4.6m x 3.4m) With double glazed bay window to front elevation, radiator and ceiling light point

### **Bedroom Two to Rear**

12' 5" x 10' 2" (3.8m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point



### **Bedroom Three to Rear**

11' 1" x 6' 10" (3.4m x 2.1m) With double glazed window to rear elevation, radiator and ceiling light point



### Modern Family Shower Room to Front

7' 10" x 5' 10" (2.4m x 1.8m) Being re-fitted with a modern white suite comprising of an over-sized shower enclosure with thermostatic shower, complementary tiling to water prone areas, ladder style heated towel rail, obscure double glazed window to front, wood effect flooring and spot lights to ceiling

### Extensive Private Rear Garden

Being Southerly facing and mainly laid to lawn with an Indian slate paved patio, further rear terrace, a variety of mature shrubs and bushes and panelled fencing to boundaries



### Garage

18' 4" x 7' 2" (5.6m x 2.2m) Located at the side of the property with wooden side hung doors to property frontage, wall mounted gas central heating boiler, ceiling light point and courtesy door to kitchen

### 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. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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