



smarthomes

## Green Road

Hall Green, Birmingham, B28 8DD

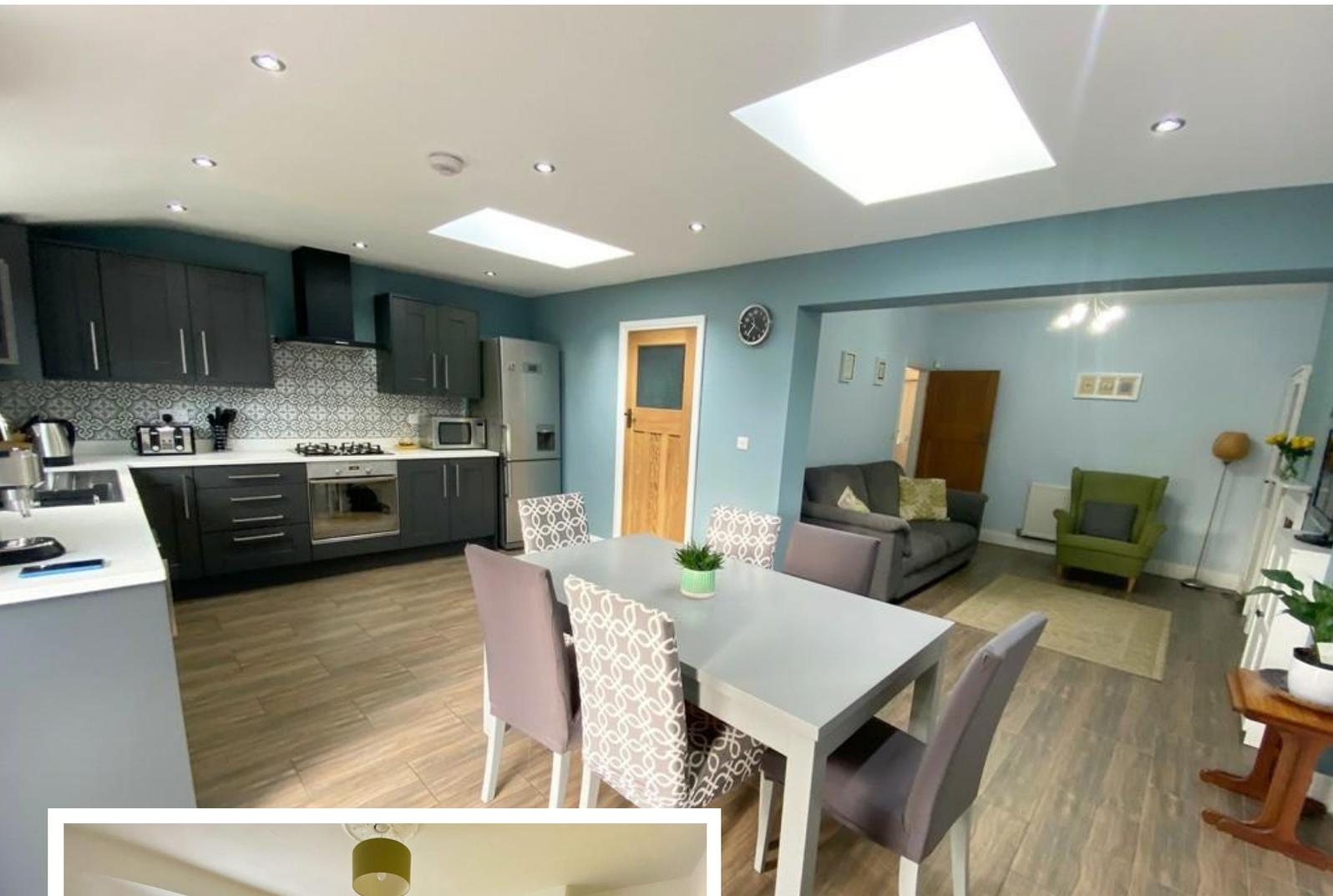
- A Beautifully Presented & Extended Semi Detached Home
- Three Good Size Bedrooms
- Superb Extended & Re-Fitted Open Plan Family Dining Kitchen
- South Facing Rear Garden

Offers Over

**£340,000**

EPC Rating '61'





## Property Description

The property is set back from the road behind a lawned and shrub fore garden with block paved driveway to side providing off road parking extending to gated side access to rear garden and UPVC double glazed door leading into

### Enclosed Porch

With stripped timber effect flooring and double glazed front door leading through to

### Entrance Hallway

With stripped timber effect flooring, stairs leading to the first floor accommodation, ceiling light points, two radiators, picture rail, alarm control panel, door to under-stairs storage housing Worcester boiler and doors leading off to



### Reception Room One to Front

11' 6" x 13' 5" (3.51m x 4.09m) With double glazed bay window to front elevation, picture rail, ceiling light point with decorative rose, radiator, stripped timber flooring and fireplace

### Guest WC

With floating wash hand basin, low flush WC and complementary tiling to half height

### Utility Room

With space and plumbing for washing machine, shelving and ceiling light point



### Impressive Open Plan Family Dining Kitchen to Rear

25' 0" max x 11' 0" (7.62m x 3.35m) With ceiling light point, feature fire surround with cast inset, radiator, stripped timber effect ceramic tiling to floor and opening into

### Dining Kitchen

18' 7" x 11' 11" (5.66m x 3.63m) Being re-fitted with a range of wall, drawer and base units, complementary Quartz work surfaces with matching upstands, feature Reginox sink and drainer unit with mixer tap, decorative tiling to splashback areas, four ring gas on glass hob with extractor canopy over, inset Hotpoint electric oven, integrated dishwasher and bin store, space for fridge freezer, double glazed window to rear elevation, double glazed French doors leading out to the south facing rear garden, feature Velux windows, radiator and spot lights to ceiling



### Accommodation on the First Floor

### Landing

With obscure double glazed window to side, access to part boarded loft space with ladder, ceiling light point and doors leading off to



### Bedroom One to Rear

12' 1" x 10' 5" (3.68m x 3.18m) With double glazed window to rear elevation, radiator, ceiling light point and feature cast fire surround

### Bedroom Two to Front

14' 1" x 12' 3" (4.29m x 3.73m) With double glazed bay window to front elevation, radiator and ceiling light point

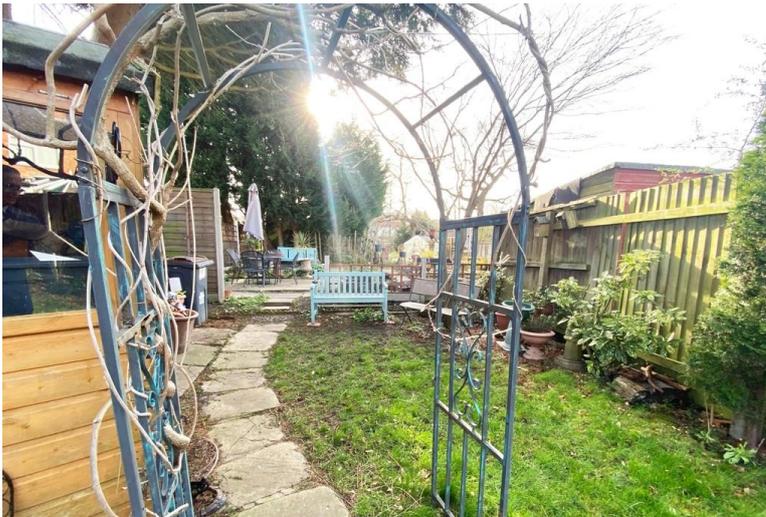


### Bedroom Three to Rear

9' 8" x 8' 3" (2.95m x 2.51m) With double glazed window to rear elevation, radiator and ceiling light point

### Re-Fitted Shower Room to Front

Being re-fitted with a three piece white suite comprising walk-in shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and vanity wash hand basin, obscure double glazed windows to front, complementary tiling to water prone areas, stripped timber effect flooring, ladder style radiator and ceiling light point

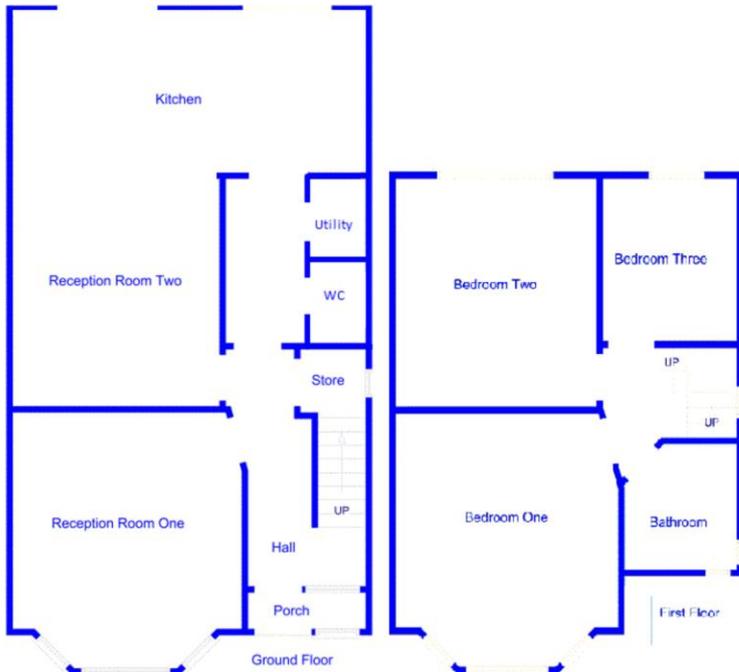


### South Facing Rear Garden

Being mainly laid to lawn with paved patio, timber potting shed, paved pathway, vegetable patch, additional patio to rear, fencing to boundaries and gated side access to driveway

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	81	
(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	

316 Stratford Road  
Shirley  
Soliuhll  
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