



smarthomes

## Acheson Road

Hall Green, Birmingham, B28 0TS

- An Extended & Well Maintained Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen

**£270,000**

EPC Rating 'TBC'







## Property Description

The property is set back from the road behind a lawned fore garden with paved pathway extending to UPVC double glazed door to side and UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, tiled flooring, ceiling light point and double glazed door leading through to

### Entrance Hall

With stripped timber effect floor covering, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboards, coving to ceiling, ceiling light point and doors leading off to





### **Reception Room One to Front**

12' 6" x 12' 2" (3.81m x 3.71m) With double glazed bay window to front elevation, radiator, ceiling light point, wall lighting, coving to ceiling and fireplace with electric fire and wooden surround



### **Reception Room Two to Rear**

12' 8" x 12' 3" (3.86m x 3.73m) With double glazed bay incorporating door leading out to the rear garden, coving to ceiling, ceiling light point, wall lighting, radiator, stripped timber effect floor covering and fireplace with electric fire and wooden surround

### **Extended Breakfast Kitchen to Rear**

17' 10" x 6' 3" (5.44m x 1.91m) Being fitted with a range of wall, drawer and base units, wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space and plumbing for washing machine, breakfast bar seating area, ceiling light points, coving to ceiling, radiator, double glazed windows to side and rear elevations and double glazed door leading to



### **Covered Side Access**

With doors to front and rear garden

### **Landing**

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

### **Bedroom One to Front**

13' 10" into bay x 10' 10" into wardrobe (4.22m x 3.3m) With double glazed bay window to front elevation, radiator, ceiling light point and built-in wardrobes with mirrored sliding doors

### **Bedroom Two to Rear**

11' 6" into wardrobe x 13' 1" into bay (3.51m x 3.99m) With double glazed bay window to rear elevation, radiator, ceiling light point and built-in wardrobes with mirrored sliding doors



### Bedroom Three to Front

8' 2" x 6' 9" (2.49m x 2.06m) With double glazed window to front elevation, wall mounted Worcester boiler and ceiling light point

### Four Piece Family Bathroom to Rear

Being fitted with a four piece suite comprising panelled bath, low flush WC, pedestal wash hand basin and shower enclosure with electric shower, obscure double glazed window to rear, tiling to walls, radiator and ceiling light points

### Good Size Rear Garden

Being mainly laid to lawn with paved patio, paved pathway to rear and fencing and hedging to boundaries

### Garage to Rear

12' 3" x 18' 1" (3.73m x 5.51 m) Being prefabricated with door to garden, window to side, ceiling strip light and up and over garage door to rear vehicle access

### 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