



## Acheson Road

Hall Green, Birmingham, B28 0TR

- An Extremely Well Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Two Receptions Rooms
- Conservatory

**Offers Over**

**£310,000**

EPC Rating '57'







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with dwarf walls to either side and extending to UPVC double glazed doors leading into

### Porch

With UPVC double glazed windows to front and sides, tiled flooring, light point and a further UPVC door leading into

### Entrance Hallway

With wall light point, engineered wooden flooring, coving to ceiling, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to







#### **Dining Room to Rear**

12' 5" x 11' 1" (3.78m x 3.38m) With engineered wooden flooring, coving to ceiling, feature cast iron fireplace with marble hearth and wooden surround, wall mounted radiator, ceiling light point, UPVC double glazed sliding patio doors leading to conservatory and double doors leading to

#### **Lounge to Front**

13' 9" x 11' 1" (4.19m x 3.38m) With UPVC double glazed bay window to front elevation, wall mounted radiator, engineered wooden flooring, wall and ceiling light points and double doors to



#### **Conservatory**

10' 5" x 7' 10" (3.18m x 2.39m) Of UPVC and brick built construction with French doors leading to the rear garden, polycarbonate roof, tiled flooring, radiator and ceiling light and fan

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

16' 4" x 6' 2" (4.98m x 1.88m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor fan over and double oven below. Tiling to splash back areas, radiator, ceiling light point, UPVC double glazed door to side passage and a double glazed window to the rear aspect. Freestanding Bosch appliances of a fridge/freezer, washing machine and dishwasher are also all included



#### **Landing**

With a UPVC double glazed window to side, loft access, ceiling light point and door to

#### **Bedroom One to Rear**

12' 9" x 11' 1" (3.89m x 3.38m) With UPVC double glazed bay window to rear elevation, laminate flooring, wall mounted radiator, ceiling light point and a range of fitted wardrobes



#### **Bedroom Two to Front**

13' 5" x 10' 2" (4.09m x 3.1m) With UPVC double glazed bay window to front elevation, laminate flooring, coving to ceiling, wall mounted radiator, ceiling light point and a range of fitted wardrobes

#### **Bedroom Three to Front**

6' 10" x 6' 10" (2.08m x 2.08m) With UPVC double glazed window to front elevation, laminate flooring, coving to ceiling, wall mounted radiator and ceiling light point





### Extended Family Bathroom to Rear

12' 1" x 6' 2" (3.68m x 1.88m) Being fitted with a modern white suite comprising of a corner shower enclosure, bathtub, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

### Separate W.C

Being fitted with a low flush WC, Obscure UPVC double glazed window to side, tiling to half height and floor, radiator and ceiling light point



### Private Rear Garden

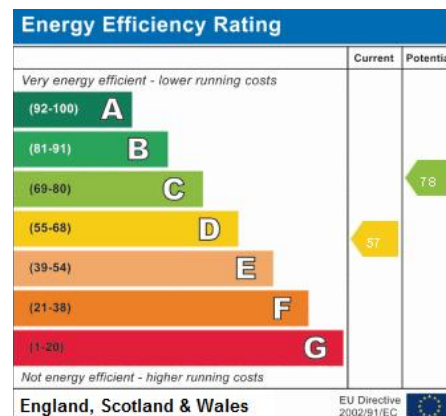
Being mainly laid to lawn with panelled fencing to boundaries, gated side access, cold water tap, paved patio and a foot path leading to the rear of the property with a shingled area and gated access to a further paved patio area with access to a shared rear service road and a wooden door leading to

### Detached Rear Garage

20' 11" x 10' 5" (6.38m x 3.18m) With wooden side hung doors for vehicular access and a wooden framed double glazed window to side

### 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



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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 are 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