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Rowan Drive

Hall Green, Birmingham, B28 0YH

- A Detached Property in a Quiet Cul-De-Sac
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking & Garage
- In Need of Some Redecoration

£330,000

EPC Rating - 61

Current Council Tax Band - D





Property Description

The property is set back from the road in a quiet cul-de-sac behind a lawned fore garden and tarmac driveway providing off road parking extending to garage door with block paved pathway leading to canopy porch with UPVC double glazed door giving access to

Entrance Hallway

With laminate flooring, radiator, obscure double glazed window to front elevation, ceiling light point and doors leading off to

Guest WC

With low flush WC, wash hand basin, radiator, laminate flooring, ceiling light point and tiling to splashback areas



Lounge to Front

16' 0" into bay x 11' 9" (4.9m x 3.6m) With double glazed bay window to front elevation, ceiling light point, wall lighting, gas fireplace with marble hearth and wooden surround, coving to ceiling, two radiators, stairs leading to the first floor accommodation, laminate flooring and door leading into



Dining Room to Rear

9' 2" x 6' 10" (2.8m x 2.1m) With double glazed sliding patio doors leading out to the rear garden, laminate flooring, ceiling light point, coving to ceiling and archway leading into



Kitchen to Rear

8' 6" x 7' 6" (2.6m x 2.3m) Being fitted with a range of wall, drawer and base units, complementary wooden work surfaces with matching upstands, ceramic sink and drainer unit with mixer tap, tiling to splashback areas and floor, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for dishwasher, space for fridge freezer, ceiling light point and double glazed window to rear

Accommodation on the First Floor

Landing

With ceiling light point, airing cupboard, loft access and doors leading off to

Bedroom One to Front

13' 1" x 7' 10" (4.0m x 2.4m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

11' 5" x 7' 6" (3.5m x 2.3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 10" x 6' 2" (3.0m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Rear

6' 6" x 6' 2" (2.0m x 1.9m) Being fitted with a three piece suite comprising; panelled bath with electric shower over, WC with enclosed cistern and vanity sink, obscure double glazed window to rear, tiling to water prone areas, radiator and ceiling light point

Rear Garden

Being mainly laid to lawn with paved patio and fencing to boundaries



Garage

With up and over metal garage door 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. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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