



smarthomes

## Baldwins Lane

Hall Green, Birmingham, B28 0QA

- An Extended Semi Detached Family Home
- Four Bedrooms
- Lounge, Dining Room & Impressive Family Room
- Re-Fitted Breakfast Kitchen
- Four Piece Family Bathroom
- En-Suite Shower Room

**Offers Over £415,000**

EPC Rating TBC

Current Council Tax Band C





## Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to composite front door leading through to

### Enclosed Porch

With ceiling light points, tiled flooring, original stained glass window and hardwood front door leading through to

### Entrance Hallway

With automatic lighting, radiator, laminate flooring, coving to ceiling, stairs leading to the first floor accommodation, door to side access/storage and doors leading off to

### Side Access/Storage

With wall mounted boiler, power, light points and UPVC door to driveway

### Guest WC

With low flush WC, vanity sink, stained glass window to side, tiling to walls and floor, radiator and ceiling light point



#### Reception Room One to Front

12' 7" x 10' 1" plus bay (3.84m x 3.07m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, wall lighting, laminate flooring and radiator

#### Re-Fitted Breakfast Kitchen

15' 2" x 9' 0" (4.62m x 2.74m) Being fitted with a range of high gloss wall, drawer and base units with complementary granite work surfaces, matching upstands and splashback, inset sink with mixer tap, space for range style cooker with extractor canopy over, inset eye-level microwave oven, integrated dishwasher and fridge freezer, under-cupboard and plinth lighting, ceiling light points, light tunnel, vertical radiators, polished tiling to floor, double glazed window to rear, door to utility cupboard with space and plumbing for washing machine, double glazed door leading through to family room and door leading into



#### Reception Room Two

10' 1" x 16' 4" (3.07m x 4.98m) With double glazed sliding patio doors leading into impressive family room, coving to ceiling, ceiling light point, radiator, laminate flooring and gas fireplace with polished stone hearth and surround

#### Impressive Family Room to Rear

18' 4" x 13' 10" (5.59m x 4.22m) With two Velux windows, double glazed windows and folding doors leading out to the rear garden, ceiling light points, laminate flooring, two radiators, modern log burner, air-conditioning unit and double glazed sliding patio doors to reception room two



#### Accommodation on the First Floor

##### Landing

With ceiling light point, obscure double glazed window to side, stairs leading to the second floor accommodation and doors leading off to

##### Bedroom Two to Front

12' 7" into bay x 10' 1" (3.84m x 3.07m) With double glazed bay window to front elevation, radiator and ceiling light point

##### Bedroom Three to Rear

10' 1" x 10' 5" plus bay (3.07m x 3.18m) With double glazed bay window to rear elevation, radiator and ceiling light

##### Bedroom Four to Front

8' 9" x 6' 4" (2.67m x 1.93m) With double glazed window to front elevation, ceiling light point, radiator and built-in storage cupboard



#### Four Piece Family Bathroom to Rear

Being fitted with a four piece white suite comprising; panelled bath with shower attachment, low flush WC, vanity wash hand basin and corner shower cubicle with thermostatic rainfall shower and additional handheld attachment, obscure double glazed window to rear, tiling to walls and floor, extractor, ceiling light point and ladder style radiator



**Accommodation on the Second Floor**

**Bedroom One to Rear**

12' 7" max x 12' 6" plus wardrobes (3.84m x 3.81m) With wall to wall fitted wardrobes, ceiling light points, double glazed window to rear elevation, radiator, air-conditioning unit and door leading into

**En-Suite Shower Room**

Being fitted with a three piece white suite comprising corner multi-jet shower cubicle with thermostatic rain fall shower and additional handheld shower attachment, low flush WC and vanity sink, obscure double glazed window, complementary tiling to walls and floor, ladder style radiator and ceiling light point



**Good Size Rear Garden**

Being mainly laid to lawn with paved patio, fencing to boundaries and gate leading through to further garden area with concrete garage (no vehicle access) and timber play house with power and light points

**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. Current council tax band – C.



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