



- An Extended Semi Detached Family Home
- Six Bedrooms
- Two Reception Rooms & Conservatory
- Dining Kitchen

Littleover Avenue, Hall Green, Birmingham, B28 9HR

£470,000

An extended semi detached family home benefitting from six bedrooms, two reception rooms, conservatory, dining kitchen, study/home office area, guest WC, utility room, family bathroom, additional shower room, large South East facing rear garden, garage/store room and off road parking.

EPC Rating – 65. Council Tax Band - C





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to double garage doors and UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, tiled flooring and hardwood door with feature glazed inserts leading through to

### Entrance Hallway

With ceiling light point, laminate flooring, radiator, feature windows to front, picture rail, stairs leading to the first floor accommodation and doors leading off to

### Reception Room One to Front

15' 8" x 11' 5" (4.8m x 3.5m) With double glazed bay window to front elevation, picture rail, radiator, ceiling light point and fireplace with slate tiled hearth and brick surround

### Reception Room Two to Rear

16' 0" into bay x 11' 5" (4.9m x 3.5m) With ceiling light point, laminate flooring, radiator, feature brick fireplace with log burning stove and wooden mantle, picture rail and glazed bay incorporating French doors leading through to







### Conservatory

11' 1" x 9' 2" (3.4m x 2.8m) With double glazed French doors leading out to the large South East facing rear garden, polycarbonate roof, ceiling light point and laminate flooring

### Study/Home Office Area

9' 10" x 8' 10" (3.0m x 2.7m) With glazed door leading through to utility and guest WC, tiled flooring, radiator, coving to ceiling, ceiling spot lights and opening into



### Dining Kitchen to Rear

14' 1" x 12' 9" (4.3m x 3.9m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets, complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with extractor canopy over, inset electric oven and grill, space and plumbing for dishwasher, space for fridge freezer, radiator, ceiling light points, coving to ceiling, tiled flooring, double glazed window to rear and double glazed door leading out to the rear garden



### Utility Room

10' 9" x 6' 6" (3.3m x 2.0m) With ceiling light point, tiled flooring, wall and base units with laminate work surface, space and plumbing for washing machine and tumble dryer, tiled flooring, composite sink and drainer unit and door to garage/store room

### Guest WC

With low flush WC, wall mounted sink with tiled splashback, tiled flooring and ceiling light point

### Accommodation on the First Floor

#### Landing

With stairs leading to the second floor accommodation, ceiling light point, radiator, Velux window and doors leading off to

#### Bedroom One to Front

15' 8" x 11' 1" (4.8m x 3.4m) With double glazed bay window to front elevation, radiator and ceiling light point

#### Bedroom Two to Rear

16' 0" into bay x 11' 5" (4.9m x 3.5m) With double glazed bay window to rear elevation, radiator, picture rail and ceiling light point

#### Bedroom Three to Rear

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

#### Bedroom Four to Front

10' 9" x 6' 6" (3.3m x 2.0m) With double glazed window to front elevation, radiator, ceiling light point and useful mezzanine style storage

#### Shower Room to Rear

9' 2" x 3' 3" (2.8m x 1.0m) Being fitted with a three piece white suite comprising walk-in shower area with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and wall mounted wash hand basin, obscure double glazed window to rear, tiling to water prone areas and floor, ladder style radiator and ceiling light points

#### Family Bathroom to Front

8' 2" x 6' 2" (2.5m x 1.9m) Being fitted with a three piece white suite comprising; tiled panelled bath with telephone effect mixer tap with shower attachment and additional thermostatic shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas and floor, ladder style radiator, spot lights to ceiling and airing cupboard housing Worcester Bosch boiler

### Accommodation on the Second Floor

#### Landing

With Velux window and doors leading off to

#### Bedroom Five to Rear

11' 9" x 8' 6" (3.6m x 2.6m) With double glazed window to rear elevation, radiator, useful storage to eaves and ceiling light point

#### Bedroom Six

11' 1" x 8' 10" (3.4m x 2.7m) With Velux window, eaves storage, radiator and ceiling light point

#### Large South East Facing Rear Garden

Being approximately 120ft in length and mainly laid to lawn with decked terrace, exterior lighting, cold water tap, fencing to boundaries, paved patio, stepping stone pathway, timber shed, brick built pond and a variety of mature shrubs and bushes



### Garage/Store Room

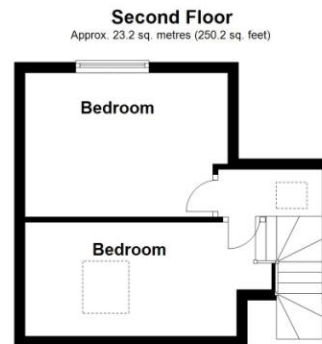
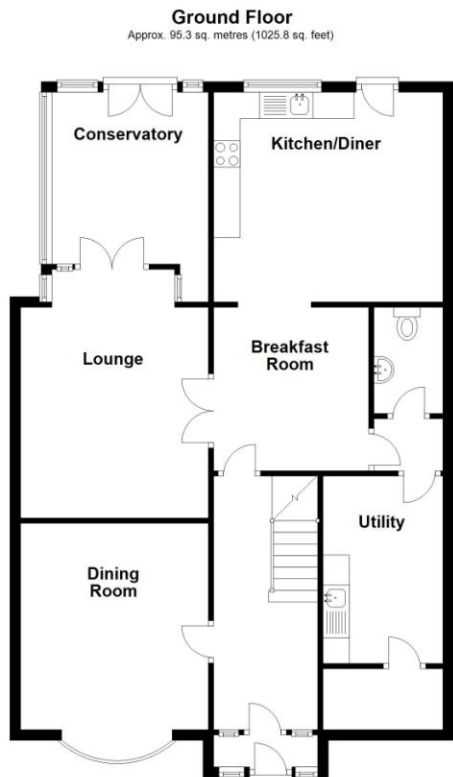
8' 2" x 6' 10" (2.5m x 2.1m) With double garage doors to driveway, ceiling light point and power points

### 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







Total area: approx. 184.0 sq. metres (1980.2 sq. feet)



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