



- A Heavily Extended Semi-Detached Property
- Four/Five Bedrooms
- Two/Three Reception Rooms
- En-Suite Shower Room

Egginton Road, Hall Green, Birmingham, B28 0LZ

A well presented and heavily extended four/five bedroom semi-detached family home situated in a sought after location. Offering accommodation comprising two/three reception rooms, extended kitchen, breakfast room, guest W.C, master bedroom with dressing room and en-suite shower room, three further bedrooms, family bathroom, Southerly facing rear garden, side garage and driveway parking

Offers Over £415,000

EPC Rating - C

Current Council Tax Band - D



Property Description

The property is set back from the road behind a block paved driveway providing off road parking with dwarf walls to boundaries, laid lawn area, planted conifer trees and a UPVC double glazed door leading into

Porch

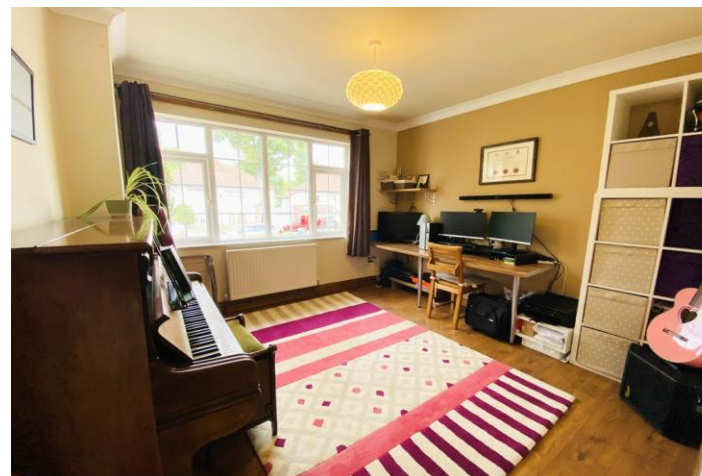
With a further glazed timber door leading into

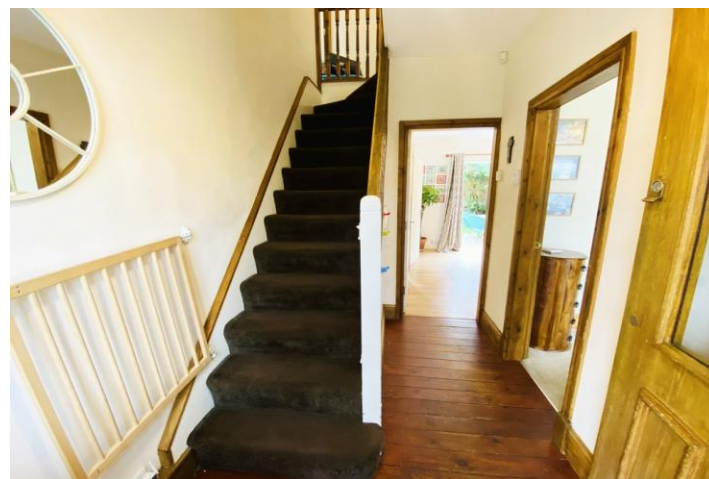
Entrance Hallway

With ceiling light point, radiator, stripped timber flooring, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

14' 3" x 10' (4.34m x 3.05m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points and a feature fireplace with wooden mantle, cast fire and decorative tiled inserts





Reception Room Two to Rear

13' 4" x 12' 5" (4.06m x 3.78m) With double glazed bi-fold doors leading to rear garden, wall mounted radiator, stripped timber effect flooring, feature cast fireplace with wooden mantle and living flame gas fire, wall and ceiling light points and door to



Breakfast Room to Rear

7' 5" x 5' 2" (2.26m x 1.57m) With double glazed window to rear elevation, radiator, stripped timber effect flooring, under stairs storage cupboard, ceiling light point and opening to

Extended Kitchen to Rear

14' 8" x 7' 6" (4.47m x 2.29m) Being fitted with a range of wall, base and drawer units with a butcher block style work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, metro tiling to splash back areas, stripped timber effect flooring, radiator, ceiling light point, double glazed windows to the side and rear aspects, UPVC double glazed door to side and door to



Reception Room Three/Bedroom Five

11' x 11' (3.35m x 3.35m) With double glazed window to front elevation, stripped timber effect flooring, radiator and ceiling light point

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Tiling to splash back areas, stripped timber effect flooring, radiator and ceiling light point

Landing

With ceiling light point, access to a part boarded loft space via drop down ladder and door leading off to

Dual Aspect Master Bedroom

15' 1" x 11' 1" (4.6m x 3.38m) With double glazed windows to front and side elevations, radiator, ceiling light point and door to

Dressing Room

7' 6" x 7' 4" (2.29m x 2.24m) With a Velux roof window, radiator, ceiling light point and door to

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush W.C and pedestal wash hand basin.
Complementary tiling to walls and floor, ladder style radiator and ceiling light point

Bedroom Two to Front

14' 7" x 11' (4.44m x 3.35m) With double glazed bay window to front elevation, cast iron fire surround, radiator and ceiling light point

Bedroom Three to Rear

11' 10" x 11' 7" (3.61m x 3.53m) With double glazed window to rear elevation, cast iron fire surround, a range of fitted wardrobes and shelving, radiator and ceiling light point

Bedroom Four to Front

7' 7" x 5' 11" (2.31m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Southerly Facing Rear Garden

Being mainly laid to lawn with timber decked and block paved patio areas, gated side access, mature trees, timber built playhouse, external lighting, panelled fencing to boundaries and double glazed courtesy door leading to

Garage

16' 2" x 10' 9" (4.93m x 3.28m) Located at the side of the property with an up and over door for vehicular access, ceiling light point, wall mounted gas central heating boiler and eaves storage

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 – C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.