



## Doveridge Road

Hall Green, Birmingham, B28 0LU

- A Beautifully Presented Semi-Detached Family Home
- Three Bedrooms
- Two Receptions Room
- Re-Fitted Family Bathroom

**Offers Over £350,000**

EPC Rating - 55

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with low level walls to boundaries and a UPVC double glazed door leading into

### Porch

With UPVC double glazed windows to front and sides, polycarbonate roof, laminate flooring, wall light point and a further UPVC double glazed door to

### Entrance Hallway

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





### Reception Room One to Front

15' 5" x 11' 4" (4.7m x 3.45m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and a feature stove effect electric fire



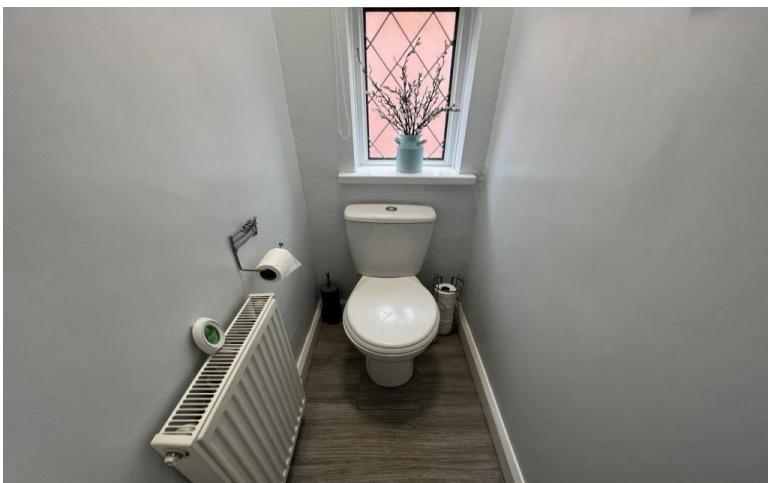
### Reception Room Two to Rear

12' 11" x 10' 10" (3.94m x 3.3m) With UPVC double glazed patio doors leading to rear garden, wall mounted radiator, ceiling light point and a feature stove effect electric fire



### Breakfast Kitchen to Rear

11' 10" x 6' (3.61m x 1.83m) Being fitted with a range of wall, base and drawer units with a butchers block effect work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over and oven below. Breakfast bar, tiling to splash back areas, laminate flooring, radiator, ceiling light point, a double glazed window to the rear aspect and obscure double glazed door to



### Utility Room

18' 1" x 6' 7" (5.51m x 2.01m) Fitted with a range of wall and base units with a work surface over, space and plumbing for washing machine, double glazed door to rear garden, door to garage and ceiling spot lights

### Landing

With ceiling light point, obscure double glazed window to side and door leading off to

### Bedroom One to Front

15' 8" x 9' 1" (4.78m x 2.77m) With double glazed bay window to front elevation, radiator, wall to wall fitted wardrobes and ceiling light point

### Bedroom Two to Rear

13' x 8' 11" (3.96m x 2.72m) With double glazed window to rear elevation, wall to wall fitted wardrobes, radiator and ceiling light point

### Bedroom Three to Front

8' 3" x 6' 10" (2.51m x 2.08m) With double glazed window to front elevation, radiator, ceiling light point and an over stairs storage cupboard housing a wall mounted gas central heating boiler



## Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen and a vanity wash hand basin. Heated towel rail, tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

## Separate W.C

Being fitted with a modern white low flush W.C, obscure UPVC double glazed window to side, radiator and ceiling light point

## Extensive Landscaped Southerly Facing Rear Garden

Being mainly laid to lawn with a raised decked patio area with balustrade, hedging and panelled fencing to boundaries and an abundance of planted shrubs and trees

## Garage

Located at the side of the property with an up and over door for vehicular access and courtesy door to utility

## 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

