



smarthomes

Scribers Lane

Hall Green, Birmingham, B28 0NY

- A Beautifully Presented and Extended Detached Bungalow
- Two Double Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Shower Room

OIRO £300,000

EPC Rating - 61

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 a gravelled area to side, planted shrubs and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to front and sides, tiled flooring, wall light point and further double glazed door leading to

Entrance Hallway

With two ceiling light points, radiator, coving to ceiling, built in cloaks cupboard, access to loft space and glazed doors leading off to



Lounge to Front

17' 7" x 10' 7" (5.36m x 3.23m) With UPVC double glazed bay window to front elevation, stripped timber effect flooring, feature stone fire surround with electric fire, coving to ceiling, wall mounted radiator and ceiling light point



Re-Fitted Kitchen

12' 4" x 8' 2" (3.76m x 2.49m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas on glass hob with extractor hood. Eye level double oven and grill, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling light point, double glazed door to side and double glazed windows to the front and side aspects



Bedroom One to Rear

12' 7" x 10' 7" (3.84m x 3.23m) With stripped timber effect flooring, radiator, ceiling light point and UPVC double glazed French doors leading to

Sun Room

11' 10" x 10' 7" (3.61m x 3.23m) With double glazed windows, roof light, double glazed French doors leading out to the rear garden, tiled flooring, wall mounted electric heater and ceiling spot lights



Bedroom Two to Rear

11' 10" x 8' 6" (3.61m x 2.59m) With double glazed window to rear elevation, stripped timber effect flooring, radiator and ceiling light point



Re-Fitted Shower Room

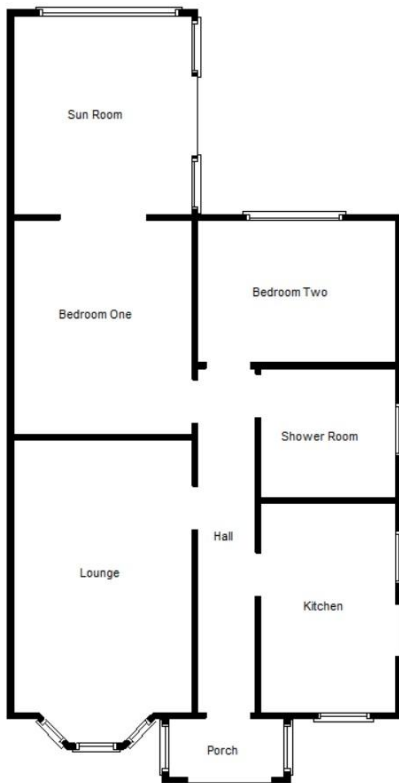
Being re-fitted with a modern white suite comprising of a large walk in shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height and floor, ceiling light point and an obscure double glazed window

Private Landscaped Rear Garden

Being mainly laid to lawn with paved patios, retaining timber balustrade, timber built summer house, hardstanding for potting shed and greenhouse, planted shrub borders, raised plant beds, gated side access and panelled fencing to boundaries

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(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	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.