



smart homes

## Newborough Road

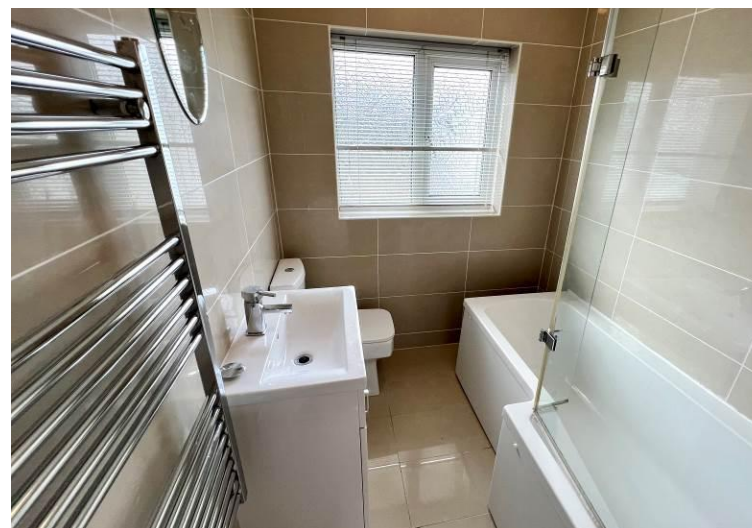
Hall Green, Birmingham, B28 0UU

- A Three Bedroom Semi Detached Property
- Lounge
- Breakfast Kitchen
- Family Bathroom

**£245,000**

EPC Rating - 59

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a gravelled frontage with a paved pathway extending to gated side access and canopy porch with double glazed door leading through to

### Entrance Hallway

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

### Lounge to Front

12' 5" x 9' 11" max (3.78m x 3.02m) With double glazed bay window to front elevation, ceiling light point and radiator



### **Breakfast Kitchen to Rear**

9' 9" x 12' 6" (2.97m x 3.81m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge freezer, door to useful under-stairs storage/pantry housing Worcester Bosch boiler, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear and UPVC obscure double glazed door leading out to the rear garden



### **Landing**

With ceiling light point, large loft access with built-in ladder to insulated and part-boarded loft space, obscure double glazed window to side elevation and doors leading off to



### **Bedroom One to Rear**

9' 11" x 9' 5" max (3.02m x 2.87m) With double glazed window to rear elevation, radiator and ceiling light point

### **Bedroom Two to Front**

9' 11" x 9' 11" max (3.02m x 3.02m) With double glazed bay window to front elevation, radiator and ceiling light point



### **Bedroom Three to Front**

6' 6" x 5' 5" (1.98m x 1.65m) With double glazed window to front elevation, radiator and ceiling light point



### Family Bathroom to Rear

6' 7" x 5' 8" (2.01m x 1.73m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator, extractor and ceiling light point



### South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, shrub borders, fencing to boundaries, two sheds and gated access to rear driveway

### 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.