



smarthomes

Robin Hood Lane

Hall Green, Birmingham, B28 0JF

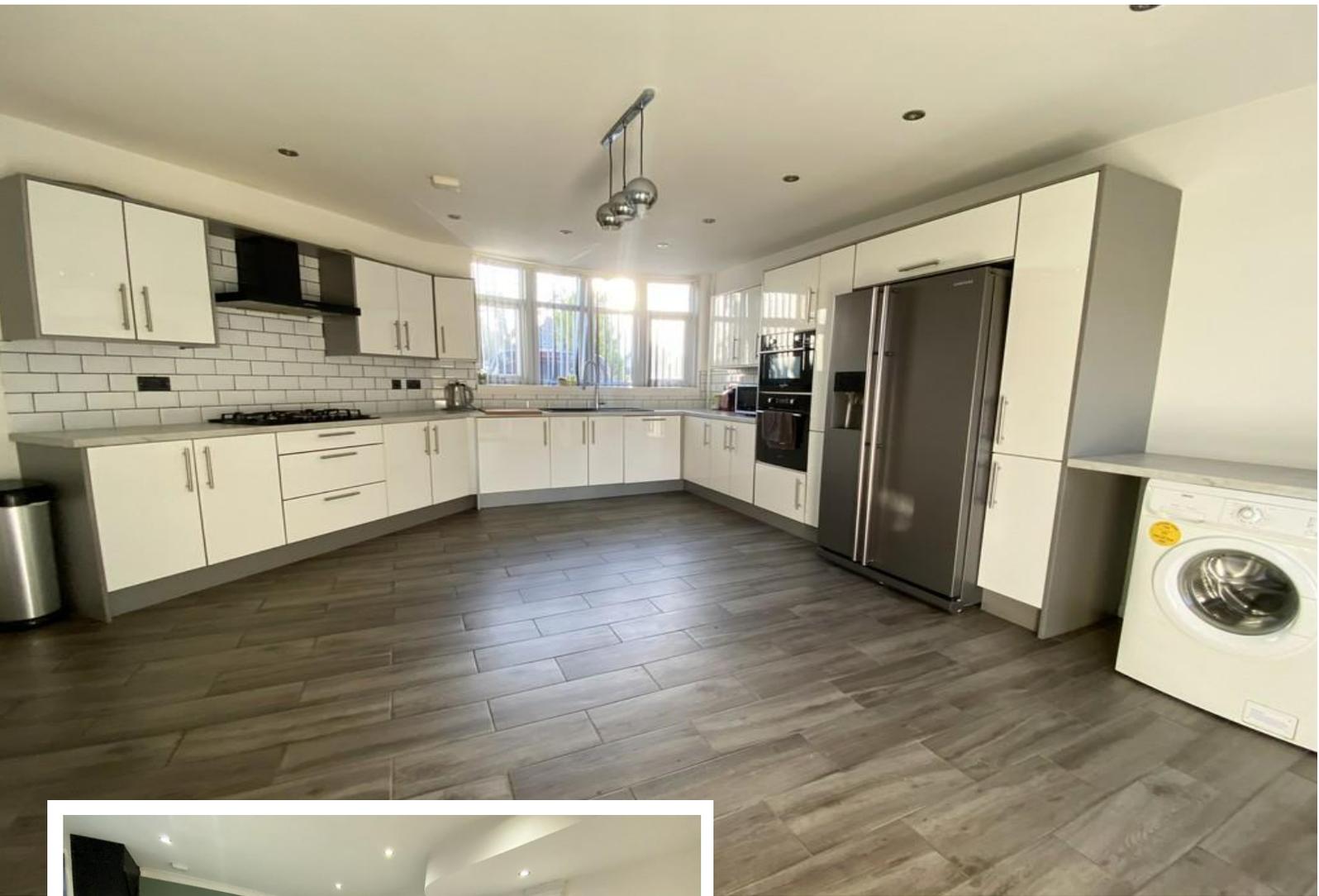
- A Refurbished Semi-Detached Family Home
- Four Good Size Bedrooms
- Three Reception Rooms
- Extended and Re-Fitted Kitchen

Offers in Region of £500,000

EPC Rating - D

Current Council Tax Band - E





Property Description

The property is set back from the road behind a large gravelled driveway providing off road parking with retaining shrubbery and a part glazed front door leading into

Enclosed Porch

With double glazed windows to property frontage, stripped timber effect flooring, ceiling light point and spot lights and glazed double doors leading to

Entrance Hallway

With ceiling spot lights, radiator, stairs leading to the first floor accommodation and doors leading off to



Through Lounge/Diner

31' 6" x 11' 2" (9.6m x 3.4m) With UPVC double glazed bay window to front elevation, UPVC double glazed French doors leading to rear garden, wall mounted radiator, wall light points, ceiling spot lights and a feature Adam style fire surround

Home Office to Front

15' 2" x 8' 0" (4.62m x 2.44m) With double glazed window to front elevation, radiator, ceiling light point and courtesy door to garage



Breakfast Room to Rear

14' 4" x 10' 4" (4.37m x 3.15m) With two double glazed windows to rear elevation, radiator, ceiling spot lights, tiled flooring, concealed gas central heating boiler, brick built fireplace and glazed door to

Extended and Re-Fitted Kitchen

18' 9" max x 14' 1" max (5.72m max x 4.29m max) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 5 ring gas on glass hob with extractor hood over. Eye level oven and steamer, integrated dishwasher, integrated washing machine, tiling to splash back areas and floor, radiator, ceiling spot lights and light point, under stairs storage area, a double glazed window to the front aspect and double glazed door and window to rear



Landing

With a feature glass balustrade, ceiling spot lights, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

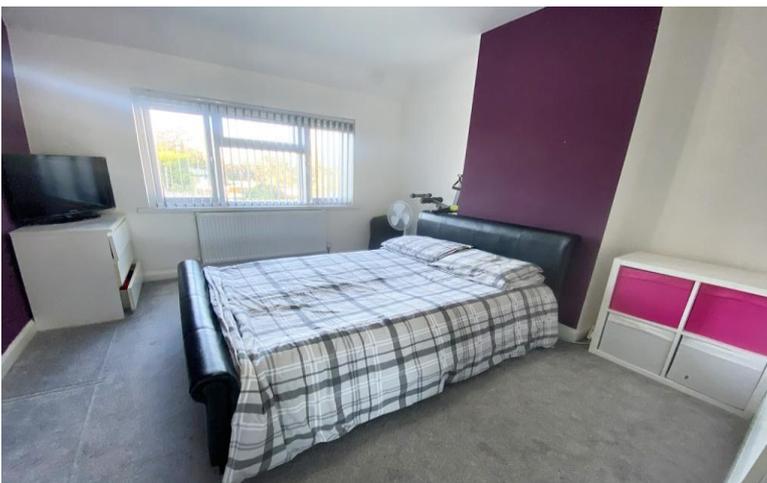
13' 2" x 11' 8" (4.01m x 3.56m) With double glazed window to front elevation, radiator and ceiling light point

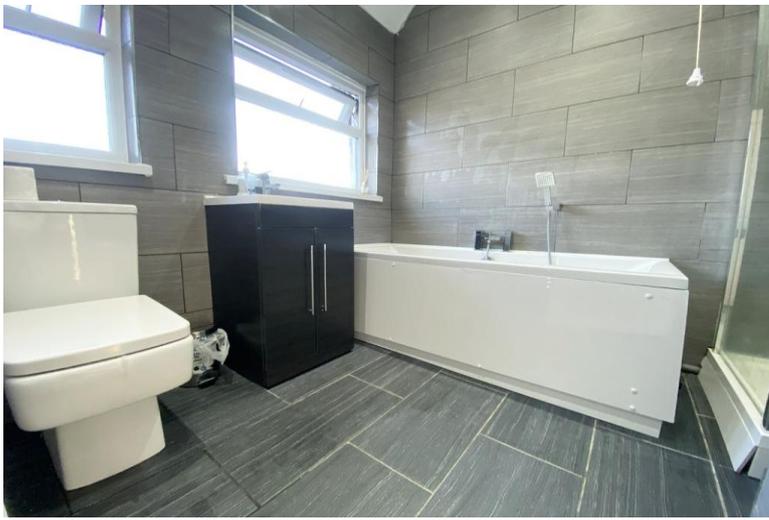
Bedroom Two to Front

17' 0" x 12' 3" (5.18m x 3.73m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

13' 8" x 11' 6" (4.17m x 3.51m) With double glazed window to rear elevation, radiator and ceiling light point





Bedroom Four to Rear

8' 7" x 6' 4" (2.62m x 1.93m) With double glazed window to rear 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 attachment, large separate shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot lights and two obscure double glazed windows to the rear elevation

Rear Garden

Being mainly laid to lawn with a gravel patio area and panelled fencing to boundaries



Garage

15' 5" x 11' 6" (4.7m x 3.51m) Located at the side of the property with an automated up and over door to property frontage and courtesy door to home office

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 - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(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
Solihiull
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 are 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.