



- A Substantially Extended Semi-Detached Family Home
- Six Bedrooms
- Three Bath/Shower Rooms
- Two Reception Rooms

Stratford Road, Hall Green, Birmingham, B28 9ES

£495,000

EPC Rating - C

Current Council Tax Band - C

A substantially extended six bedroom semi-detached family home situated in a most convenient location. Offering spacious accommodation comprising two reception rooms, extended kitchen/diner, ground floor bedroom with en-suite wet room, three double first floor bedrooms, first floor family bathroom, two double second floor bedrooms, second floor shower room, extensive rear garden and driveway parking



## Property Description

The property is set back from the road behind a block paved driveway providing ample off road parking extending to UPVC double glazed door leading into

### Porch

With double glazed windows to property frontage and side, light point and a further obscure glazed door with matching side window leading to

### Entrance Hallway

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

### Reception Room One to Front

15' 8" x 11' 1" (4.8m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point



### Extended Reception Room Two to Rear

25' 11" x 11' 1" (7.9m x 3.4m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, USB sockets and ceiling spot lights and light points

### Extended Kitchen/Diner to Rear

30' 6" max x 12' 5" (9.3m max x 3.8m) Being 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 5 ring gas hob with extractor hood over. Eye level double oven and grill, integrated dishwasher, space and plumbing for washing machine and a wall mounted gas central heating boiler. Tiling to floor, vertical radiator, ceiling light points and spot lights, Velux roof window, a double glazed door leading to garden and two double glazed windows to the rear aspect

### **Ground Floor Bedroom Six to Front**

10' 2" x 6' 2" (3.1m x 1.9m) With double glazed window to front elevation, radiator, tiled flooring, ceiling light point and door to

### **En-Suite Wet Room**

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a modern white suite comprising of a pedestal wash hand basin and a low flush W.C. Mira wall mounted shower, chrome heated towel rail, tiling to splash prone areas and floor and ceiling light point

### **First Floor Landing**

With stairs rising to second floor, radiator, ceiling light point and door to

### **Bedroom One to Front**

15' 8" x 9' 2" (4.8m x 2.8m) With double glazed bay window to front elevation, radiator, a range of built in wardrobes and drawers and ceiling light point

### **Bedroom Two to Rear**

14' 9" x 9' 2" (4.5m x 2.8m) With double glazed window to rear elevation, radiator, a range of built in wardrobes and drawers and ceiling light point

### **Bedroom Three to Rear**

12' 5" x 10' 9" (3.8m x 3.3m) With double glazed window to rear elevation, radiator, built in wardrobes, useful storage area and ceiling light point

### **Family Bathroom to Front**

13' 5" x 5' 6" (4.1m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with mixer taps, separate shower enclosure, 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 two obscure double glazed windows to the front elevation

### **Spacious Second Floor Landing**

With a radiator, Velux roof window, ceiling light point and door to

### **Bedroom Four to Rear**

14' 1" x 11' 9" (4.3m x 3.6m) With double glazed window to rear elevation, radiator and ceiling light point

### **Bedroom Five to Front**

14' 1" x 11' 5" (4.3m x 3.5m) With some restricted head height, a double glazed Velux window to front elevation, radiator and ceiling light point

### **Family Shower Room to Rear**

9' 2" x 5' 10" (2.8m x 1.8m) Being fitted with a modern white suite comprising of a large shower enclosure, 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

### **Extensive Rear Garden**

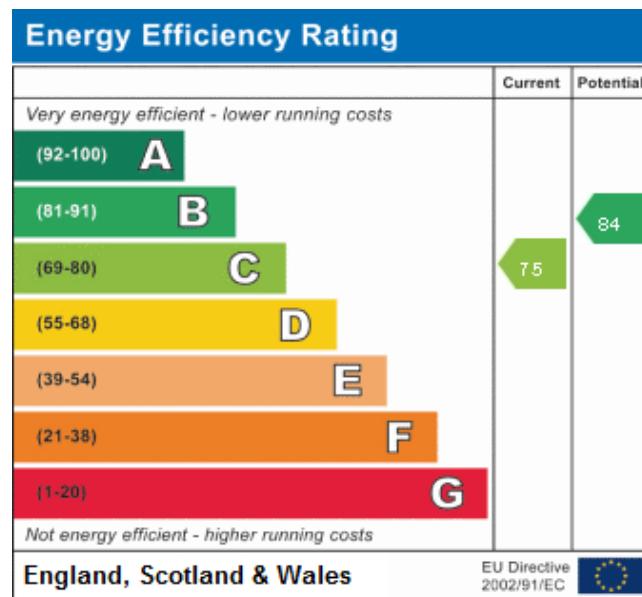
Being mainly laid to lawn with a paved patio area, security lighting, panelled fencing to boundaries and single glazed door leading to

## Office Room

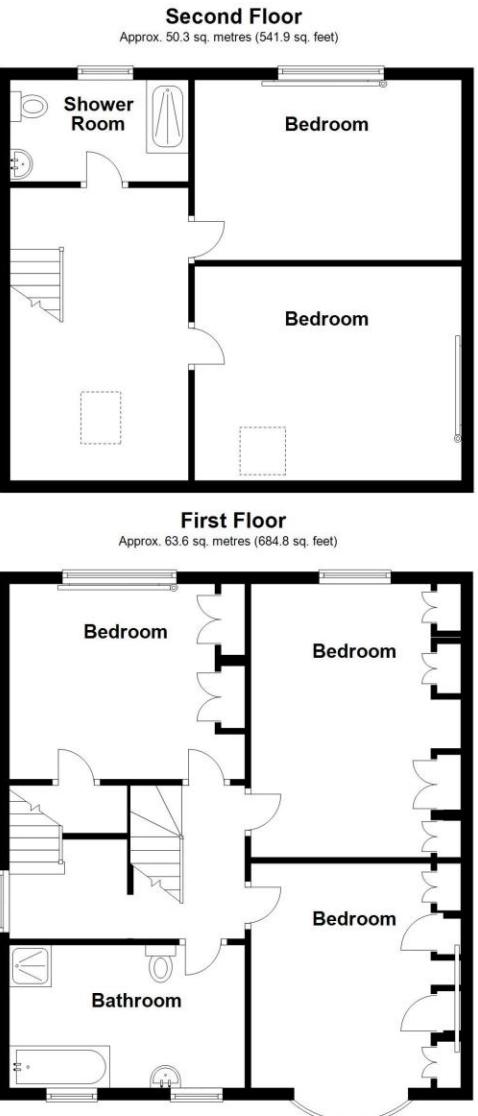
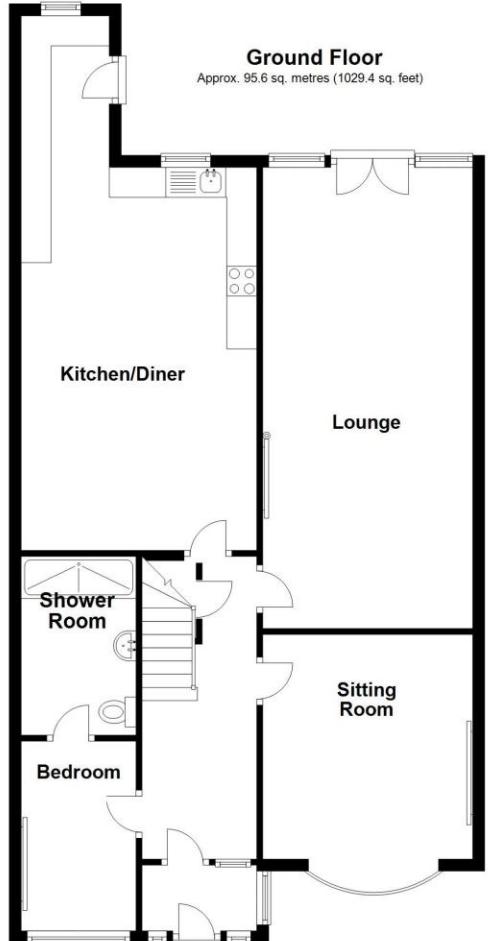
With a double glazed window and power points

## 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



Total area: approx. 209.6 sq. metres (2256.1 sq. feet)



316 Stratford Road, Shirley,  
Solihull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

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 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.