



smarthomes

Stratford Road

Hall Green, Birmingham, B28 8BH

- An Extended Mid-Terrace Period Property
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- South West Facing Rear Garden
- Garage & Off Road Parking To Front & Rear

£250,000

EPC Rating 56

Current Council Tax Band B





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to canopy porch with UPVC double glazed door leading into

Enclosed Porch

With obscure glazed door leading through to

Entrance Hallway

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

Lounge to Front

15' 0" into bay x 12' 1" (4.57m x 3.68m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator and folding doors with glazed inserts leading through to



Sitting Room to Rear

12' 9" x 9' 11" (3.89m x 3.02m) With feature double glazed window over-looking the South West facing rear garden, coving to ceiling and ceiling light point



Breakfast Kitchen to Rear

16' 0" x 8' 3" (4.88m x 2.51m) Being fitted with a range of high gloss wall and base units incorporating wine rack and pan drawers with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Bosch gas hob with feature splashback and extractor canopy over, inset eye-level double oven and grill, integrated dishwasher, radiator, spot lights to ceiling, coving to ceiling, wall mounted boiler, tiled flooring, two double glazed windows, UPVC obscure double glazed door leading out to the rear garden and folding door leading through to



Utility Area

6' 11" x 4' 5" (2.11m x 1.35m) With double glazed window to side, laminate work surface, space for fridge freezer, space and plumbing for washing machine, tiled flooring, ceiling light point and folding door leading into



Guest WC

With obscure double glazed window to side, WC with enclosed cistern, corner sink, tiling to half height and ceiling light point

Accommodation on the First Floor

Landing

With two ceiling light points, radiator, coving to ceiling, useful storage cupboard, stairs leading to useable loft space and doors leading off to

Bedroom One to Front

15' 8" x 11' 4" (4.78m x 3.45m) With two double glazed windows to front elevation, coving to ceiling, two radiators, picture rail and ceiling light point

Bedroom Two to Rear

12' 4" x 9' 10" (3.76m x 3m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point



Bedroom Three to Rear

8' 10" x 8' 5" (2.69m x 2.57m) With double glazed window to rear elevation, radiator, ceiling light point and a range of built-in wardrobes

Family Shower Room

Being fitted with a three piece white suite comprising; over-sized walk-in shower with thermostatic rainfall shower and glazed screen, WC with enclosed cistern and vanity sink with useful storage below, obscure double glazed window to side, tiling to walls and floor, ladder style radiator, extractor and spot lights to ceiling



Useable Loft Space

With laminate flooring, Velux window and ceiling light point

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, door to garage, security lighting and paved pathway leading to parking to rear with gated side access

Garage

9' 9" x 16' 10" (2.97m x 5.13m) Currently used for storage with ceiling light point, power points, double glazed window and UPVC obscure double glazed door to rear garden

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 - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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