



smarthomes

Egginton Road

Hall Green, Birmingham, B28 0LZ

- A Three Good Sized Bedroom Semi Detached Property
- Two Reception Rooms
- No Upward Chain
- South East Facing Rear Garden

Offers Over £280,000

EPC Rating 56

Current Council Tax Band C





Property Description

The property is set back from the road behind a lawned fore garden and tarmacadam driveway providing off road parking extending to garage door and part glazed front door leading into

Enclosed Porch

With obscure glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, obscure window to front, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

10' 7" x 14' 5" into bay (3.23m x 4.39m) With double glazed bay window to front elevation, radiator, ceiling light point, dado rail, coving to ceiling, fireplace with gas fire and feature alcoves with lighting





Reception Room Two to Rear

13' 3" max x 12' 2" (4.04m x 3.71m) With ceiling light point, coving to ceiling, radiator, brick fireplace with gas fire and tiled hearth & mantle, wall lighting, dado rail and windows & door leading through to

Conservatory/Lean-To to Rear

10' 0" x 5' 2" (3.05m x 1.57m) With tiled flooring, windows and sliding glazed door leading out to the South East facing rear garden



Kitchen to Rear

14' 10" x 6' 10" (4.52m x 2.08m) Being fitted with a range of wall and base units incorporating display shelving with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space for fridge freezer, radiator, ceiling light point, wall mounted boiler, laminate flooring, windows to side and rear and glazed door leading through to

Utility Area to Rear

14' 10" x 5' 5" (4.52m x 1.65m) With glazed door to rear garden, ceiling light point, laminate flooring and door leading into garage



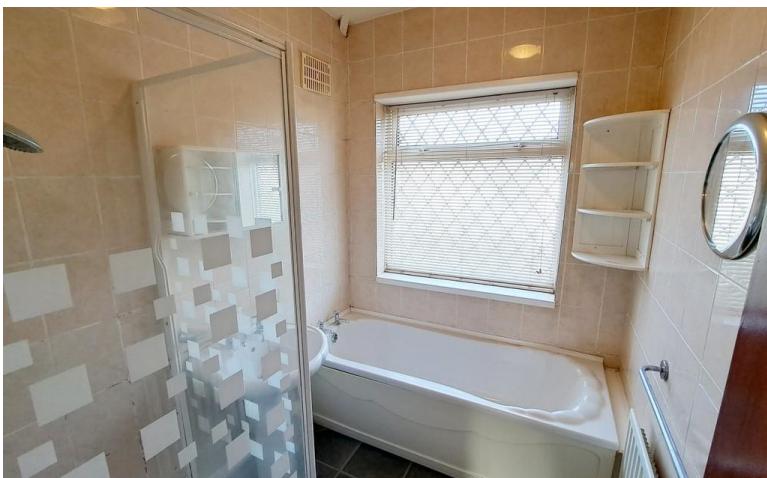
Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point, loft access and doors leading off to

Bedroom One to Front

15' 0" into bay x 10' 9" max (4.57m x 3.28m) With double glazed bay window to front elevation, two radiators, ceiling light point, coving to ceiling and a range of fitted furniture



Bedroom Two to Rear

12' 0" x 11' 10" (3.66m x 3.61m) With double glazed window to rear elevation, radiator, ceiling light point and fitted cupboards

Bedroom Three to Rear

11' 6" x 8' 2" (3.51m x 2.49m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling and vanity sink unit with tiling to splashback



Bathroom to Front

5' 11" x 7' 2" (1.8m x 2.18m) Being fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin and shower cubicle with electric shower, obscure double glazed window to front, tiling to walls, radiator and ceiling light point

Separate WC

With low flush WC, tiling to half height, double glazed window and ceiling light point



South East Facing Rear Garden

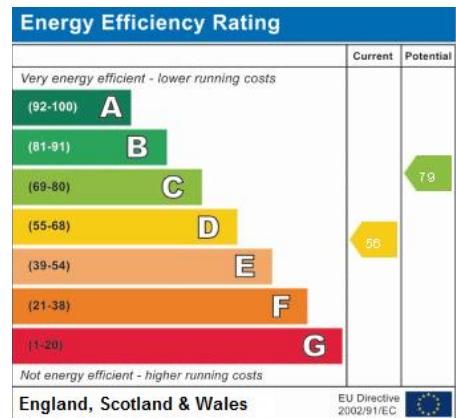
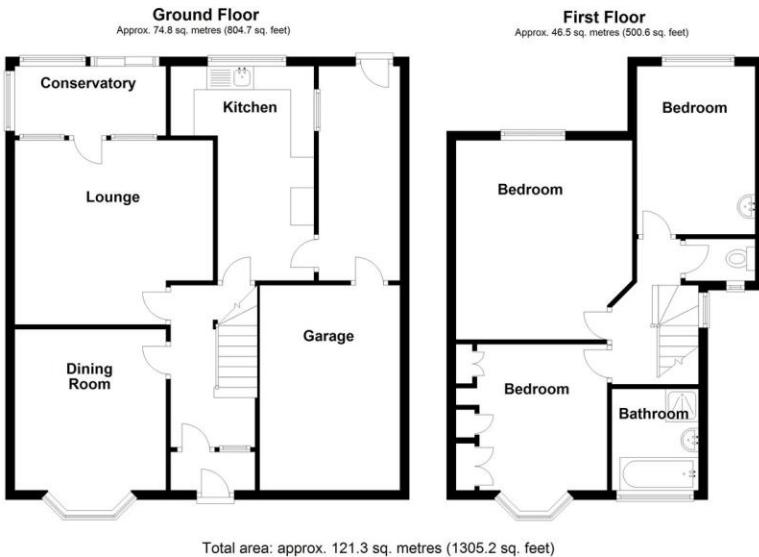
Being mainly laid to lawn with paved patio, shrub borders, mature trees and fencing to boundaries

Garage

8' 3" x 14' 0" (2.51m x 4.27m) With garage door to 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 Nigel Hedges. Current council tax band – D.



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