



## 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 Hodges. Current council tax band – D.

