



smarthomes

Coniston Close

Hall Green, Birmingham, B28 9DD

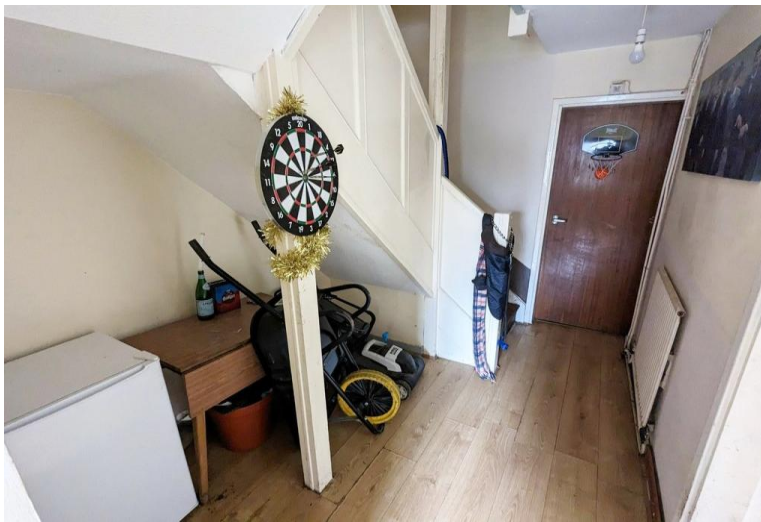
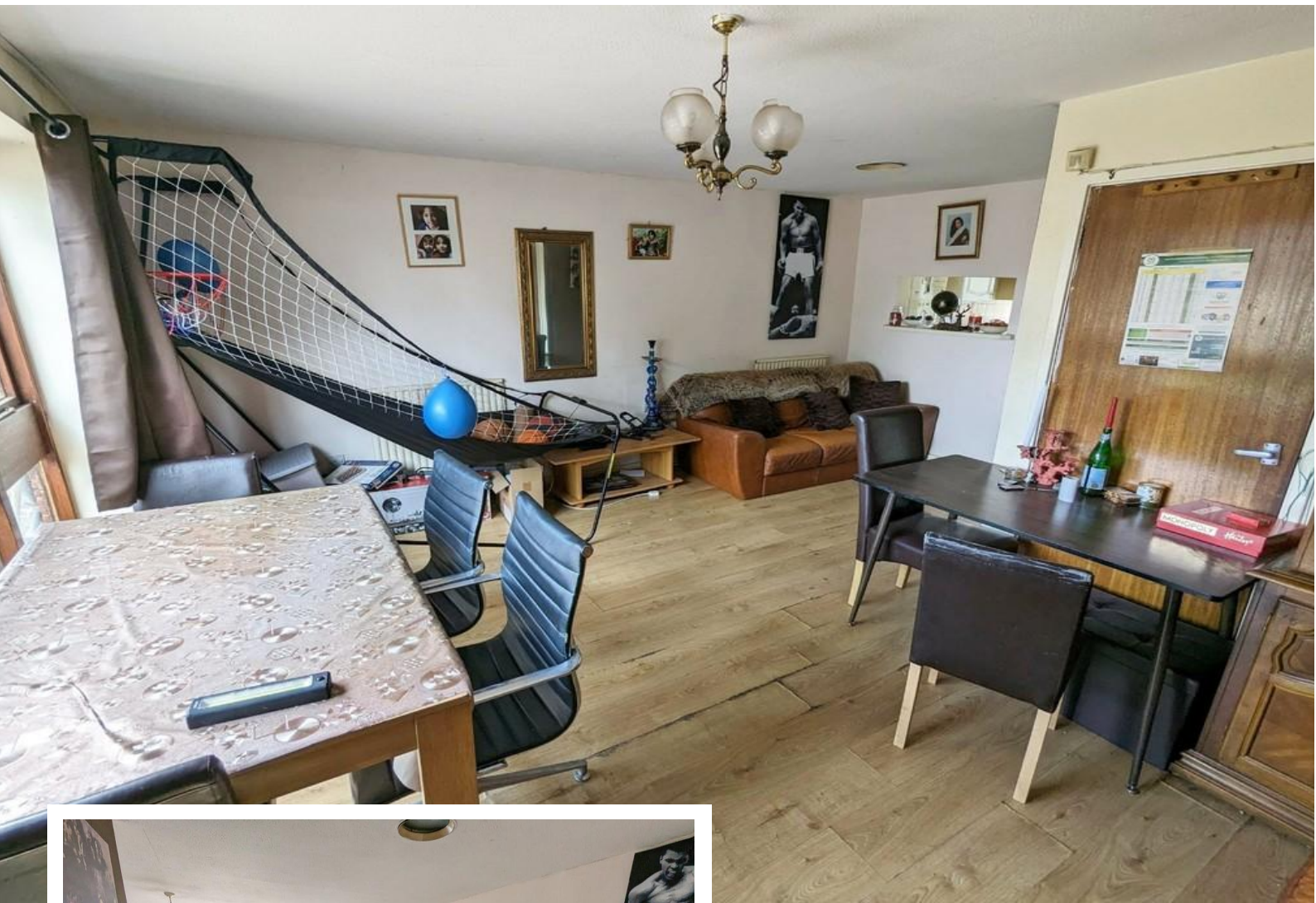
- A Three Storey Town House
- Four Double Bedrooms
- Bathroom & Shower Room
- Garage To Rear

£310,000

EPC Rating 68

Current Council Tax Band D





Property Description

The property is set behind a communal fore garden with pathway extending to hardwood front door with obscure glazing leading through to

Hallway

With door to walk-in storage, ceiling light point, stairs leading to first floor accommodation and doors leading off to

Kitchen to Front

8' 4" x 9' 12" (2.54m x 3.05m) Being fitted with wall and base units, laminate work surfaces, double sink unit, space for cooker with extractor, tiling to splashback areas, space and plumbing for washing machine, double glazed window to front elevation, wall mounted boiler and archway leading through to



Lounge Diner to Rear

16' 7" max x 10' 5" max (5.05m x 3.18m) With door to rear garden, two radiators, window to rear and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, stairs leading to second floor accommodation and doors leading off to



Bedroom Three to Front

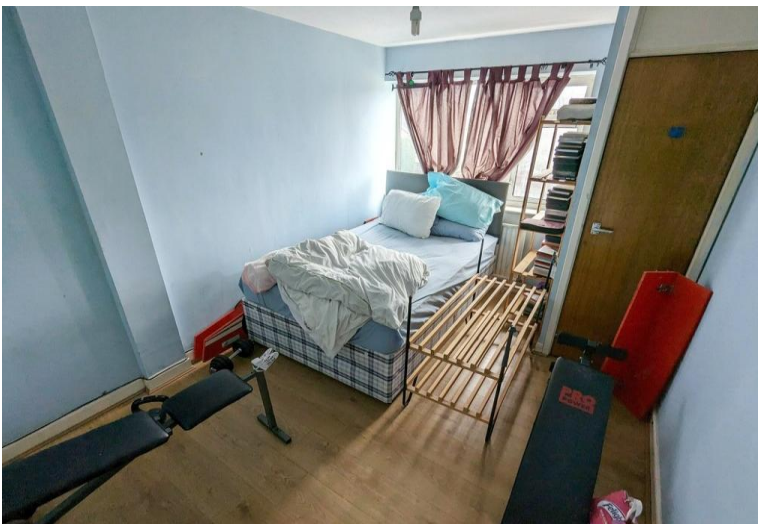
12' 2" x 8' 9" (3.71m x 2.67m) With window to front, ceiling light point, radiator, built in cupboard and laminate flooring

Bedroom Four to Rear

10' 9" x 16' 6" (3.28m x 5.03m) With window to rear, ceiling light point, radiator and laminate flooring

Bathroom

7' 7" x 5' 8" (2.31m x 1.73m) Being fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC, obscure double glazed window, radiator and tiling to walls



Accommodation on the Second Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Front

8' 5" x 12' 8" (2.57m x 3.86m) With window to front, ceiling light point, radiator and laminate flooring

Bedroom Two to Rear

14' 6" x 16' 5" (4.42m x 5m) With window to rear, ceiling light point, radiator, fitted wardrobes and laminate flooring





Shower Room to Front

7' 5" x 5' 3" (2.26m x 1.6m) Being fitted with a three piece white suite comprising shower cubicle, low flush WC and pedestal wash hand basin, obscure double glazed window to front elevation and tiling to walls

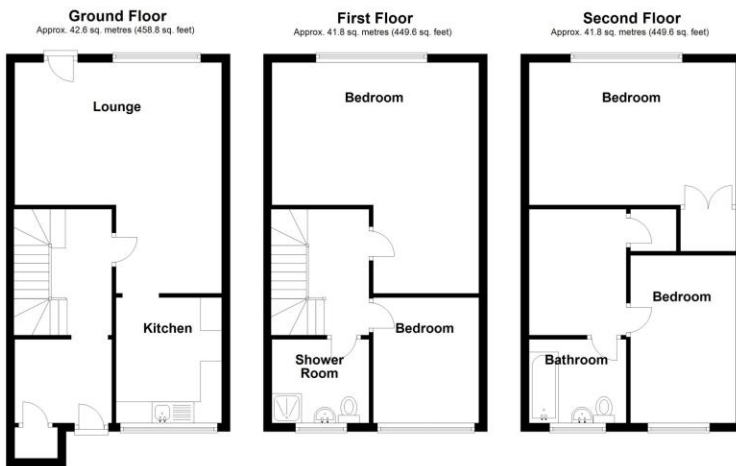
Rear Garden

With lawned area, paved patio and door to garage



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



Total area: approx. 126.2 sq. metres (1358.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(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
Salford
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 and 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.