



smarthomes



- A Most Versatile Detached Dormer Bungalow with Annex
- Five Good Size Bedrooms
- Three Bath/Shower Rooms
- Two Modern Re-Fitted Kitchens

Dovedale Drive, Hall Green, Birmingham, B28 0NT

A most versatile and extended detached dormer bungalow and annex situated in a most discreet location. The main bungalow offers accommodation comprising a spacious lounge, re-fitted breakfast kitchen, utility room, three good size bedrooms, en-suite shower room, modern family bathroom. The annex offers accommodation comprising an open plan lounge/kitchen/diner, two good size bedrooms and a shower room. Externally there is a pleasant rear garden and ample driveway parking

£563,500

EPC Rating - C

Current Council Tax Band - E



## Property Description

The property is situated on a discreet private driveway and set back from the road behind a paved driveway providing off road parking with laid lawn areas and planted shrubs and a further paved parking area and lawned area opposite. The main bungalow is accessed via a UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows to property frontage and sides, wall light point, tiled flooring and a further UPVC double glazed door leading to

### Entrance Hallway

With two ceiling light points, laminate flooring, three storage cupboards, access to a half boarded loft space, radiator and doors leading off to

### Lounge to Front

*18' 03" x 14' 10" max (5.56m x 4.52m max)*  
With UPVC double glazed window to front elevation, two wall mounted radiators, wall and ceiling light point and an electric feature fireplace with marble surround and hearth





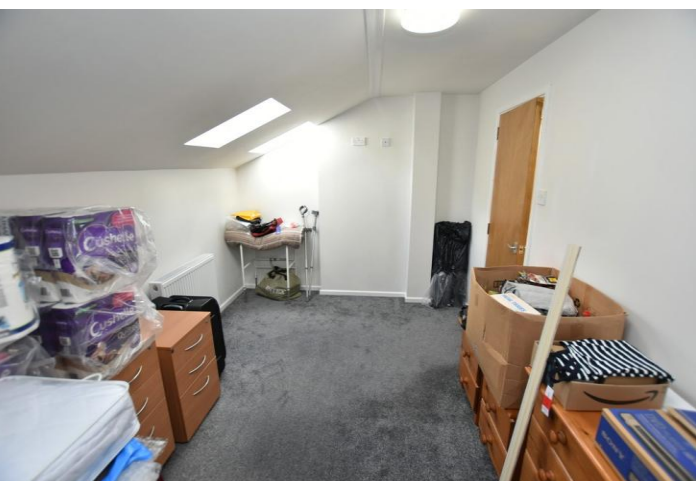
### **Re-Fitted Breakfast Kitchen to Rear**

10' 01" x 9' 09" (3.07m x 2.97m) Being re-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. Space for a Range style cooker with extractor hood over, breakfast bar, tiling to splash back areas and floor, vertical radiator, ceiling spot lights, a double glazed window to the rear aspect and access to



### **Utility Room**

7' 06" x 6' (2.29m x 1.83m) Fitted with a range of modern storage units with a work surface over, space and plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed door and obscure window to rear, tiling to splash back areas, central heating radiator, ceiling light point and courtesy door to annex



### **Extended Bedroom One to Rear**

18' 06" x 10' 08" max (5.64m x 3.25m max) With double glazed window to rear elevation, two radiators, two ceiling light points, a variety of fitted furniture including wardrobes and drawers and door to

### **En-Suite Shower Room to Side**

Being fitted with a modern white suite comprising of a shower enclosure, vanity 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 side elevation

### **Bedroom Two to Front**

9' 07" x 7' 11" (2.92m x 2.41m) With double glazed window to front elevation, fitted wardrobes, radiator and ceiling light point

### **Extended Dining Room/Bedroom Three**

14' 07" x 7' 10" (4.44m x 2.39m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator and two ceiling light points

### **Modern Family Bathroom to Side**

10' 08" x 7' 01" max (3.25m x 2.16m max) Being fitted with a modern white suite comprising of a panelled bath, separate shower enclosure with electric shower, vanity 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 side elevation

### **Annex**

The annex is accessed via a UPVC double glazed door leading into

### **Entrance Hallway**

With a UPVC double glazed window to side, ceiling light point, radiator, tiled flooring, cloaks cupboard and door leading off to

### **Open Plan Lounge/Kitchen/Diner**

23' 08" x 14' 08" max (7.21m x 4.47m max) Being fitted with a modern range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding electric cooker, extractor fan, tiling to splash back areas and floor, two wall mounted radiators, four ceiling light points, double glazed windows to the front and side aspects, courtesy door leading to main bungalow, under stairs storage cupboard and stairs rising to

### **Landing**

With a Velux roof window, radiator, ceiling light point, fitted storage units with sliding doors and door leading off to

### **Bedroom One to Front**

14' 07" x 10' 06" max (4.44m x 3.2m max) With a UPVC double glazed window to front elevation, three Velux roof windows, radiator and two ceiling light points

### **Bedroom Two**

13' 06" x 9' 02" (4.11m x 2.79m) With two Velux roof windows, radiator, fitted storage cupboard and ceiling light point

### **Shower Room**


Being fitted with a white suite comprising of a corner shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Fitted storage units with vanity surface over, radiator, Velux roof window, tiling to splash prone areas and floor and a ceiling light point

### **Rear Garden**

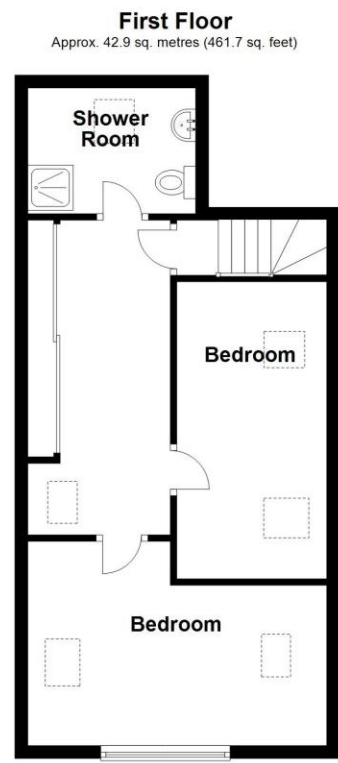
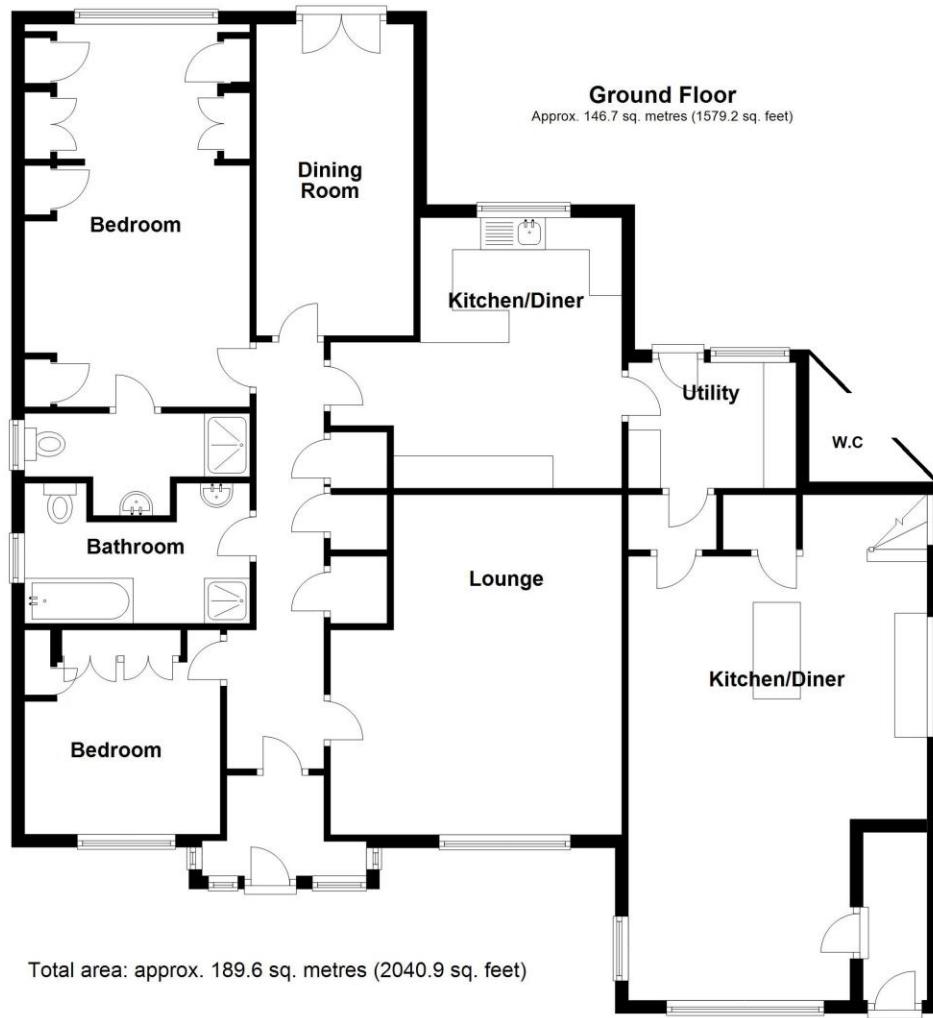
Being mainly laid to lawn with paved patio areas, panelled fencing to boundaries, three timber storage sheds, gated side access and a UPVC double glazed door leading to a gardeners W.C with wash hand basin

## 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 – E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





Total area: approx. 189.6 sq. metres (2040.9 sq. feet)



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