



smarthomes

Graith Close

Hall Green, Birmingham, B28 0XW

- A Semi-Detached Family Home
- Three Good Size Bedrooms
- Fitted Kitchen/Diner
- No Upward Chain

£280,000

EPC Rating - 69

Current Council Tax Band - C





Property Description

The property is set back from the road behind a paved driveway providing off road parking with a laid lawn area to sides and a UPVC double glazed door leading into

Entrance Hall

With laminate flooring, UPVC double glazed window to side and wooden door leading off to

Lounge to Front

15' 1" x 10' 5" (4.6m x 3.2m) With UPVC double glazed window to front elevation, wall mounted radiator, wall light points, brick fireplace with tiled hearth, laminate flooring, ceiling beams, stairs rising to first floor and door to





Fitted Kitchen/Diner to Rear

18' 4" x 8' 6" (5.6m x 2.6m) Being 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 freestanding electric cooker with extractor hood over, space and plumbing for washing machine, tiling to splash prone areas and floor, wall mounted gas central heating boiler, radiator and ceiling light points. Under stairs storage cupboard, UPVC double glazed window to the rear aspect, UPVC double glazed door to side and UPVC double glazed French doors leading to



Sun Room

9' 10" x 8' 6" (3m x 2.6m) With a polycarbonate roof, laminate flooring and sliding patio doors to rear garden



Landing

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

Bedroom One to Front

13' 9" x 9' 10" (4.2m x 3m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point



Bedroom Two to Rear

10' 2" x 9' 10" (3.1m x 3m) With double glazed window to rear elevation, laminate flooring, radiator, useful storage cupboard and ceiling light point

Bedroom Three to Front

8' 6" x 8' 2" (2.6m x 2.5m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

Family Bathroom to Rear

8' 10" x 5' 6" (2.7m x 1.7m) Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

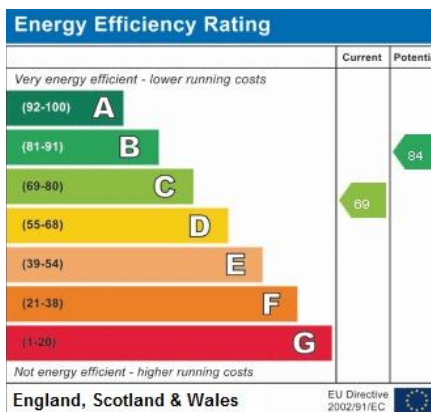
Being mainly laid to lawn with paved patio, stone chipped borders, gated side access and panelled fencing to boundaries

Integral Garage

With an up and over door for vehicular access

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 - C



316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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