



smarthomes

Acheson Road

Hall Green, Birmingham, B28 0TT

- A Beautifully Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Family Kitchen/Diner
- Luxury Re-Fitted Family Bathroom

£315,000

EPC Rating - TBC

Current Council Tax Band - C



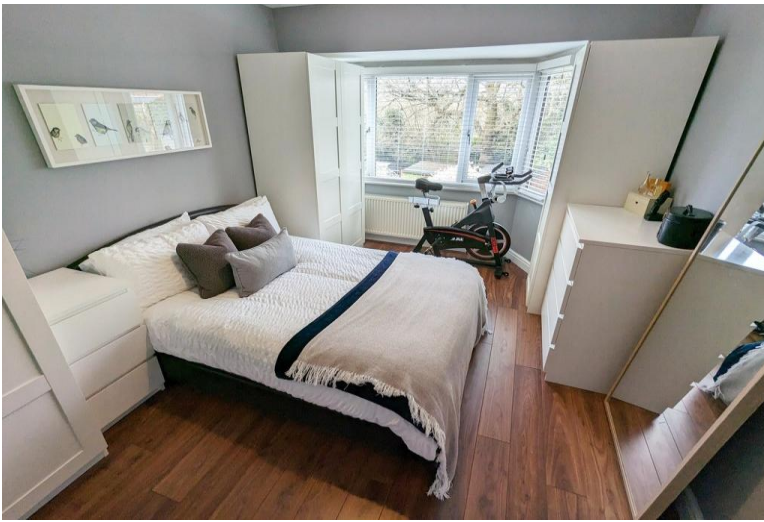


Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to a UPVC double glazed door leading into

Entrance Hallway

With wood effect flooring, ceiling spot lights, radiator, cloaks cupboard with a wall mounted gas central heating boiler and space for tumble dryer, stairs leading to the first floor accommodation and doors leading off to



Lounge to Front

13' 8" x 10' 3" max (4.17m x 3.12m max)
With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, open fireplace, timber effect flooring and opening into



Re-Fitted Kitchen/Diner to Rear

18' 7" max x 14' 2" max (5.66m max x 4.32m max) Being re-fitted with a range of wall, base and drawer units with a wooden work surface over incorporating an inset 1 1/2 sink and drainer with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over and oven below. Integrated dishwasher and washing machine, breakfast bar, tiling to splash back areas, wood effect flooring, radiator, ceiling spot lights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors leading to rear garden and UPVC door to side



Landing

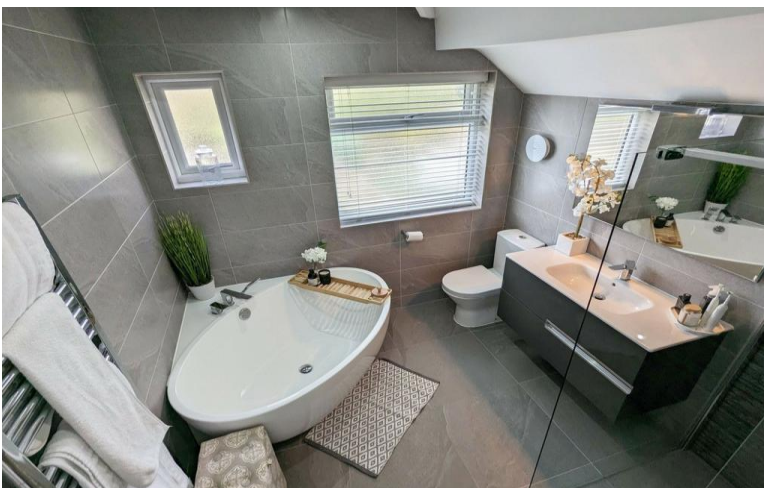
With ceiling light point, UPVC double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

14' 2" x 10' 1" (4.32m x 3.07m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

14' 2" x 10' (4.32m x 3.05m) With double glazed bay window to rear elevation, laminate flooring, radiator and ceiling light point



Bedroom Three to Front

8' 3" x 5' 10" (2.51m x 1.78m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

8' 6" x 7' 11" (2.59m x 2.41m) Being re-fitted with a luxury white suite comprising of a feature corner bath, separate walk in shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and two obscure double glazed windows to the rear elevation

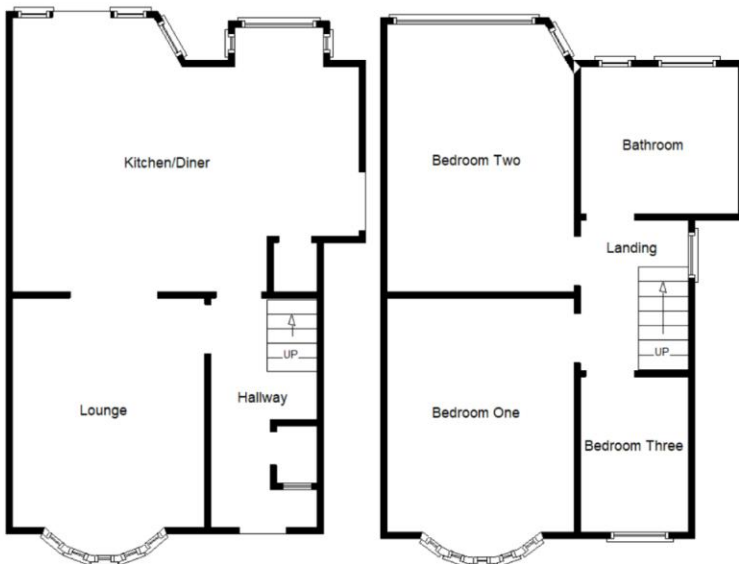


Landscaped Rear Garden

Being mainly laid to lawn with paved and decked patio areas, railway sleeper edging, gated side access, planted shrub borders, storage shed and panelled fencing to boundaries

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 - C



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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.