



smarthomes



- An Extended Semi-Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Modern Shower Rooms

Dalbury Road, Hall Green, Birmingham, B28 0NF

£330,000

A spacious and extended semi-detached family home benefiting from no upward chain and offering accommodation comprising two reception rooms, extended fitted kitchen, utility room, modern ground floor shower room, four bedrooms, modern first floor shower room, South facing rear garden and driveway parking. EPC Rating 63. Current Council Tax Band – D.



Property Description

The property is set back from the road behind a paved driveway providing off road parking with planted shrub borders and steps rising to UPVC double glazed doors leading into

Enclosed Porch

With a further glazed door with matching side windows leading to

Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage area and door leading off to

Reception Room One to Front

12' 11" x 11' 2" (3.94m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point





Reception Room Two to Rear

19' 11" x 10' 5" (6.07m x 3.18m) With a UPVC double glazed door with matching side windows leading to rear garden, wall mounted radiator and ceiling light points



Extended Kitchen to Rear

15' 3" x 6' 11" (4.65m x 2.11m) Being fitted with a modern range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas, radiator, ceiling light point, windows to the side and rear aspects and door to



Utility Area

16' 4" x 6' 6" (4.98m x 1.98m) With a polycarbonate roof, cold water tap, wall light point, UPVC double glazed door and window to rear garden and opening to

Passage

With a ceiling light point, wall mounted gas central heating boiler and a UPVC double glazed door to property frontage

Ground Floor Shower Room to Front

11' x 3' (3.35m x 0.91m) Being fitted with a modern white suite comprising of a shower enclosure with electric shower, wall mounted wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

13' 3" x 10' 7" (4.04m x 3.23m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

13' x 10' 6" (3.96m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point

Dual Aspect Bedroom Three

15' 4" x 6' 3" (4.67m x 1.91m) With double glazed windows to front and rear elevations, radiator and ceiling light point

Bedroom Four to Front

7' 8" x 7' 2" (2.34m x 2.18m) With double glazed window to front elevation, radiator and ceiling light point

Family Shower Room to Rear

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure wooden framed window to the rear elevation

South Facing Rear Garden

Being mainly laid to lawn with paved patio area and footpaths, planted shrub borders and a timber storage shed

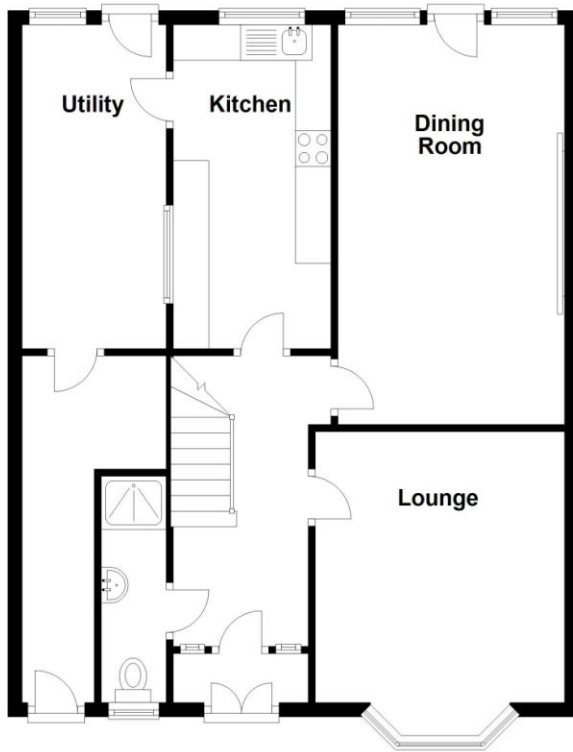
Tenure

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



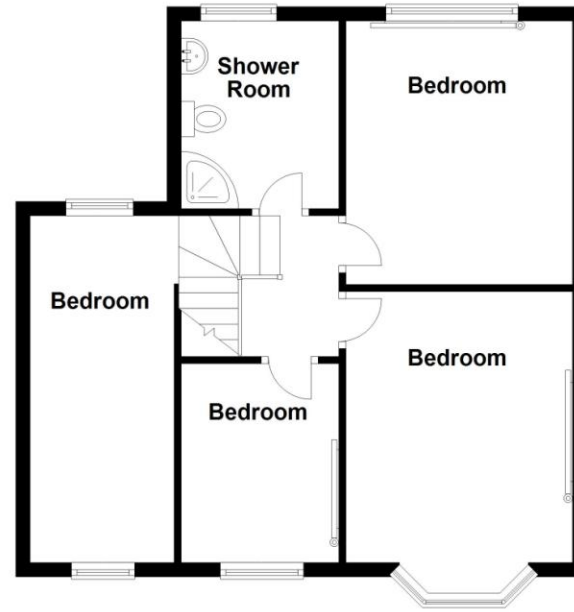
Ground Floor

Approx. 72.8 sq. metres (783.3 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.5 sq. feet)



Total area: approx. 125.1 sq. metres (1346.9 sq. feet)



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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.