



smarthomes

Miall Road

Hall Green, Birmingham, B28 9BS

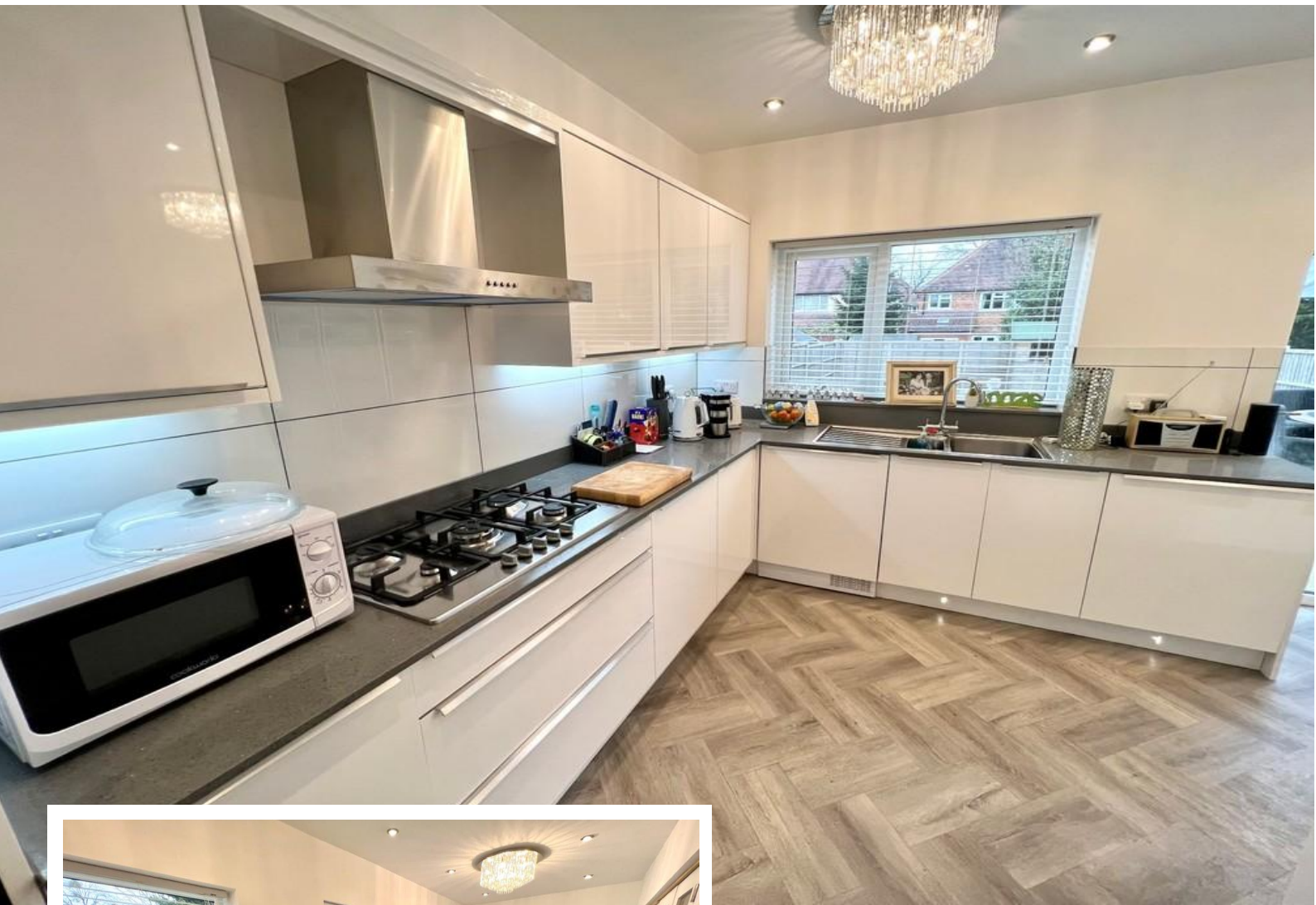
- An Extended Semi-Detached Family Home
- Three Bedrooms
- Extended & Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom

Offers Over £310,000

EPC Rating - 67

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with planted shrubs and bushes and a UPVC double glazed door leading into

Enclosed Porch

With tiled flooring, light point and further composite door leading to

Entrance Hallway

With two obscure UPVC double glazed windows to front, Karndean flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Through Lounge/Diner

28' 2" x 11' 5" (8.6m x 3.5m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, two ceiling light points, wood effect laminate flooring, electric fire with tiled hearth and brick surround and glazed bi-fold doors to



Extended & Re-Fitted Breakfast Kitchen

18' 8" max x 16' 0" max (5.7m max x 4.9m max) Being re-fitted with a range of wall, base and drawer units with a Quartz work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Bosch 5 ring gas hob with extractor hood over. Bosch eye level double oven and grill, integrated dishwasher, integrated washing machine and integrated tumble dryer. Tiling to splash back areas, Karndean flooring, two radiators, ceiling light points and spot lights, a UPVC double glazed window to the rear aspect and aluminium framed double glazed bi-fold doors to rear garden



Guest W.C

With a modern white low flush W.C, obscure UPVC double glazed window to side and ceiling light point

Landing

With ceiling light point, an original obscure single glazed window with coloured glass to side, loft hatch and doors leading off to



Bedroom One to Front

15' 1" x 9' 6" (4.6m x 2.9m) With double glazed bay window to front elevation, laminate flooring, a range of built in wardrobes, radiator and ceiling light point

Bedroom Two to Rear

11' 9" x 11' 5" (3.6m x 3.5m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

8' 6" x 6' 10" (2.6m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

8' 6" x 6' 2" (2.6m x 1.9m) Being re-fitted with a modern white suite comprising of a panelled bath with centralised taps, separate shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations



Pleasant Rear Garden

With a laid artificial lawn for ease of maintenance with a timber decked patio area, panelled fencing to boundaries and gated access, timber framed shed to a shared driveway leading to the front of the property

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.