



smarthomes



- A Beautifully Presented Three Storey Family Home
- Five Bedrooms
- Two Spacious Reception Rooms
- Modern En-Suite Shower Room

Highfield Road, Hall Green, Birmingham, B28 0HS

A beautifully presented three storey semi-detached family home situated in a most convenient location. Offering versatile and tastefully decorated accommodation comprising two spacious reception rooms, modern breakfast kitchen, guest W.C, five bedrooms, modern en-suite shower room, modern family bathroom, well screened rear garden and driveway parking

Offers Over £450,000

EPC Rating - TBC

Current Council Tax Band - E



Property Description

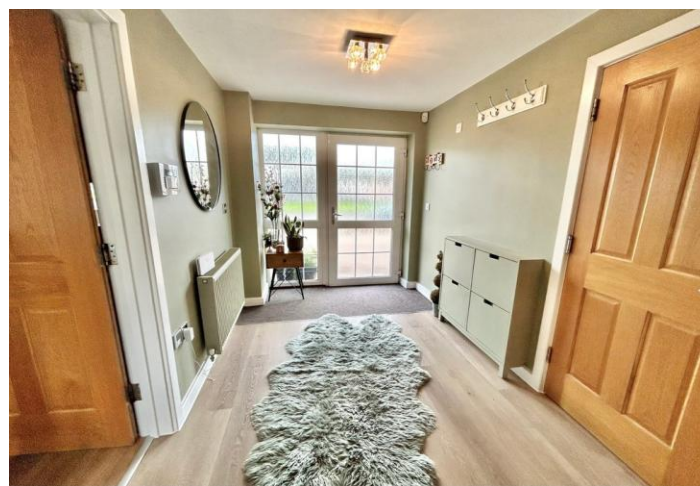
The property is set back from the road behind an ornamental brick built wall with wrought iron railings leading to a substantial block paved driveway providing off road parking with planted shrub borders and an obscure UPVC double glazed door with matching side window leading into

Entrance Hallway

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

Dual Aspect Reception Room One

16' 7" x 8' (5.05m x 2.44m) With UPVC double glazed window to front elevation, UPVC double glazed French doors to rear, remote controlled log burner style gas fire, wall mounted radiator and ceiling light point





Superb Dual Aspect Breakfast Kitchen

16' 10" x 11' 8" (5.13m x 3.56m) Being fitted with a modern range of wall, base and drawer units with a granite work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding Range style cooker with Rangemaster extractor hood over, integrated eye level Samsung oven, integrated dishwasher and space and plumbing for washing machine. Concealed gas central heating boiler, metro tiling to splash back areas, wood effect flooring, radiator, ceiling spot lights, a UPVC double glazed window to the rear aspect, UPVC double glazed French doors to rear garden and further UPVC double glazed door to rear garden

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to rear, tiling to splash back areas, wood effect flooring, radiator and ceiling light point

First Floor Landing

With ceiling light point, radiator, obscure UPVC double glazed window to rear, stairs leading to the second floor accommodation and Oak door leading off to

Dual Aspect Reception Room Two

16' 7" x 11' 8" (5.05m x 3.56m) With UPVC double glazed full height window to front elevation, UPVC double glazed French doors with Juliet balcony to rear, two wall mounted radiators and two ceiling light points

Bedroom Four to Side

9' 5" x 8' 8" max (2.87m x 2.64m max) With double glazed box window to side elevation, radiator and ceiling light point

Bedroom Five to Front

8' 8" x 6' 9" (2.64m x 2.06m) With a full height double glazed window to front elevation, wood effect flooring, radiator and ceiling light point

Modern Family Bathroom to Front

Being fitted with a modern white suite comprising of a panelled bath with shower attachment, floating vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring, ceiling spot lights and an obscure double glazed window to the front elevation

Second Floor Landing

With ceiling light point, obscure UPVC double glazed window to rear, loft access and Oak door leading off to

Bedroom One to Front

16' 7" x 8' 8" (5.05m x 2.64m) With double glazed window to front elevation, radiator, ceiling light point and Oak door to

Modern En-Suite Shower Room to Front

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring, ceiling spot lights and an obscure double glazed oriel window to the front elevation

Bedroom Two to Front

11' 8" x 9' 11" (3.56m x 3.02m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

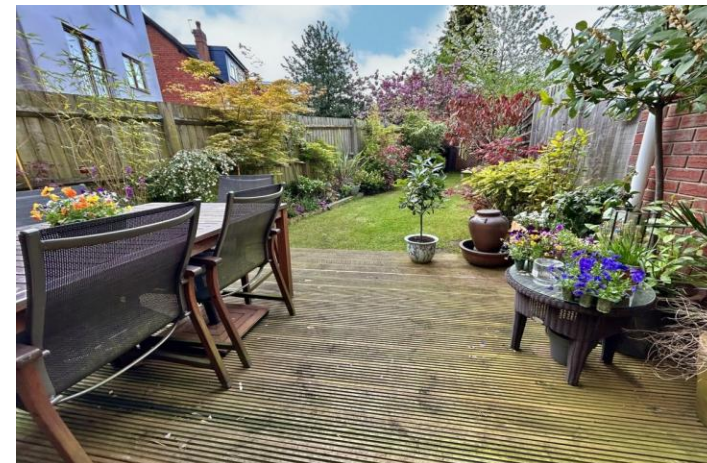
11' 9" x 6' 2" (3.58m x 1.88m) With double glazed window to rear elevation, radiator and ceiling light point

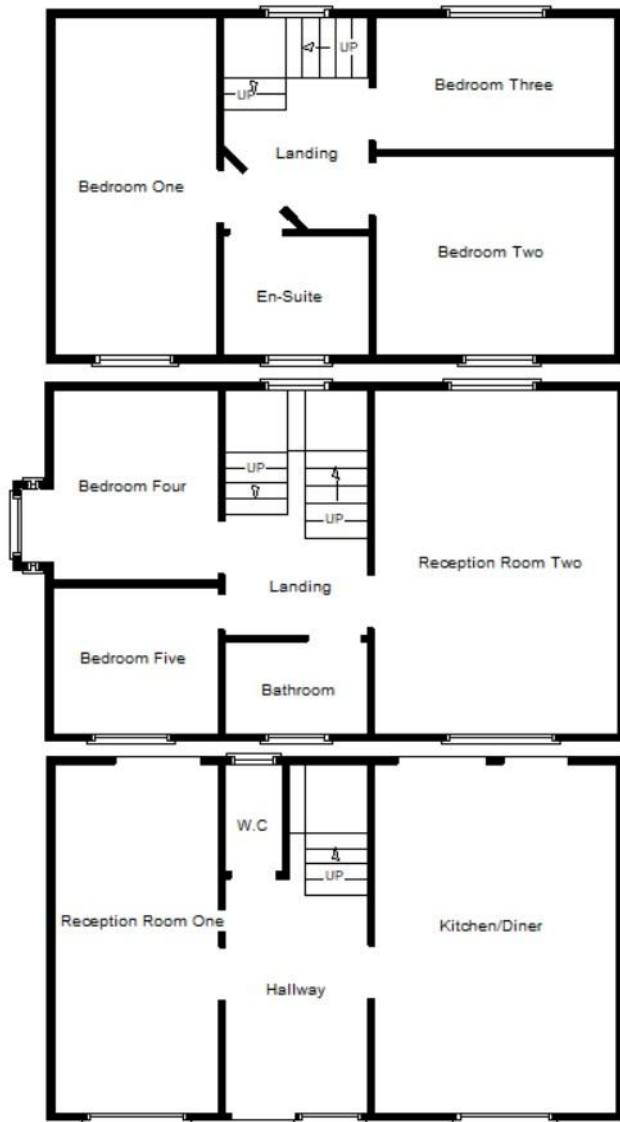
Well Screened Rear Garden

Being mainly laid to lawn with a decked patio area, panelled fencing to boundaries, gated side access and a variety of mature planted and bushes

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





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