



smarthomes

## Roney Croft

Hall Green, Birmingham, B28 0PL

- A Well Presented Detached Family Home
- Three Good Size Bedrooms
- Through Lounge Diner
- Re-Fitted Breakfast Kitchen

**Offers Over £315,000**

EPC Rating - 56

Current Council Tax Band - D







## Property Description

The property is set back from the road behind a tiered fore garden and block paved driveway providing off road parking extending to gated side access, planted shrubs and a UPVC double glazed door leading into

### Enclosed Porch

12' 08" x 3' 06" (3.86m x 1.07m) With double glazed windows to front, tiled flooring, ceiling light point and obscure windows and glazed door leading through to

### Through Lounge Diner

24' 05" x 12' 05" (7.44m x 3.78m) With double glazed French doors leading out to the rear garden, wall and ceiling light points, two radiators, wooden flooring, log burner with feature wooden over mantle and slate hearth, open plan staircase leading to the first floor accommodation, under stairs storage cupboard and door leading through to



### Re-Fitted Breakfast Kitchen to Rear

13' 10" x 7' 03" (4.22m x 2.21m) Being re-fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, ceramic sink and drainer unit with mixer tap, metro style tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated dishwasher and fridge/freezer, breakfast bar seating area, radiator, two ceiling light points, tiled flooring, double glazed window to rear, obscure glazed door to utility area and door leading into



### Ground Floor Wet Room

7' 02" x 6' 08" (2.18m x 2.03m) With low flush W.C., wall mounted sink, wall mounted electric shower, non-slip flooring with floor drain, tiling to water prone areas, obscure double glazed window to side, chrome heated towel rail and ceiling light point



### Utility Area

15' 05" x 4' 07" (4.7m x 1.4m) With space and plumbing for washing machine, fitted work top, wall light point, radiator, door to brick built storage room, UPVC double glazed door to property frontage and UPVC double glazed door leading out to the rear garden

### Landing

With ceiling light point, door to storage cupboard (former separate W.C) and doors leading off to

### Bedroom One to Front

11' 09" x 9' 05" (3.58m x 2.87m) With double glazed window to front elevation, radiator, ceiling light point, wooden flooring, coving to ceiling and feature panelling to wall

### Bedroom Two to Rear

10' 09" x 9' 03" (3.28m x 2.82m) With double glazed window to rear elevation, radiator, ceiling light point, wooden flooring, coving to ceiling and built-in wardrobes with sliding mirrored doors



### Bedroom Three to Front

8' 09" x 7' 05" (2.67m x 2.26m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling, wooden flooring and feature panelling to wall





### Re-Fitted Family Bathroom to Rear

9' 05" x 7' 05" (2.87m x 2.26m) Being re-fitted with a three piece white suite comprising a panelled bath with thermostatic shower over and glazed screen, low flush WC and feature vanity sink. Obscure double glazed window to rear, metro style tiling to water prone areas, access to loft space, wooden flooring, feature upright radiator, spot lights to ceiling and wall lighting

### Rear Garden

A tiered garden with block paved patio, gravelled area and lawned area with fencing to boundaries, a range of mature shrubs, trees and bushes, timber framed storage shed, paved terrace to rear and gated access to front



### Garage Store

With up and over door to property frontage

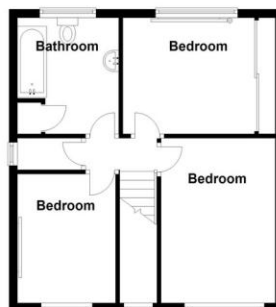
### Tenure

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

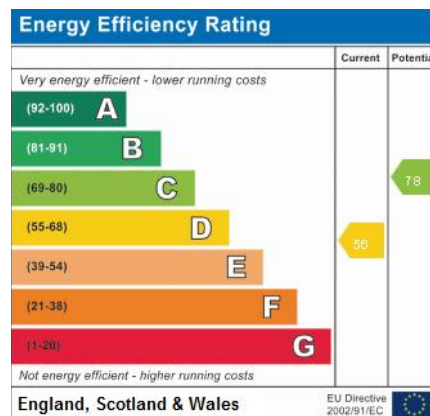
**Ground Floor**  
Approx. 65.2 sq. metres (702.0 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 106.9 sq. metres (1151.1 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.