



smarthomes



- A Beautifully Presented Semi-Detached Family Home
- Three Double Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Shower Room

Gresham Road, Hall Green, Birmingham, B28 0HX

A beautifully presented semi-detached family home situated in a most convenient location and offering accommodation comprising two spacious reception rooms, re-fitted breakfast kitchen, guest W.C, three double bedrooms, re-fitted family shower room, separate W.C, side garage, driveway parking and a landscaped rear garden with brick built workshop

£375,000

EPC Rating - 58

Current Council Tax Band - D



Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a brick built dwarf wall to perimeter, raised flower bed and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring, wall light point and a further UPVC double glazed door with matching side windows leading to

Entrance Hallway

With laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to

Dining Room to Front

16' 0" x 11' 5" (4.9m x 3.5m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring and a tiled fireplace with wooden surround





Lounge to Rear

16' 4" x 11' 5" (5m x 3.5m) With UPVC double glazed French doors and matching side windows leading to rear garden, wall mounted radiator, laminate flooring, wall and ceiling light points and a marble fireplace with living flame gas fire



Re-Fitted Breakfast Kitchen to Rear

11' 9" x 9' 6" (3.6m x 2.9m) Being re-fitted with a 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 ceramic hob with extractor hood over. Eye level double oven and grill, integrated dishwasher, integrated fridge, breakfast bar, radiator, ceiling light points, a UPVC double glazed window to the rear aspect and a UPVC double glazed door leading to



Covered Side Passage

20' 0" x 4' 3" (6.1m x 1.3m) With tiled flooring, a range of wall and base units with a laminate work surface over, UPVC doors to garage and rear garden, cupboard housing a gas central heating boiler and further door to

Guest W.C

With a modern white low flush W.C, obscure UPVC double glazed window to rear, tiling to floor, radiator and ceiling spot light

Landing

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

Bedroom One to Rear

16' 8" x 9' 6" (5.1m x 2.9m) With double glazed bay window to rear elevation, radiator, ceiling light point and wall to wall fitted wardrobes with vanity area

Bedroom Two to Front

16' 0" x 9' 6" (4.9m x 2.9m) With double glazed bay window to front elevation, radiator, two ceiling light points and wall to wall fitted wardrobes with vanity area

Bedroom Three to Rear

9' 10" x 8' 10" (3m x 2.7m) With double glazed window to rear elevation, useful storage cupboard, radiator and ceiling light point

Re-Fitted Family Shower Room to Front

6' 6" x 6' 2" (2m x 1.9m) Being re-fitted with a modern white suite comprising of a corner shower enclosure and a vanity wash hand basin. Chrome heated towel rail, tiling to full height, laminate flooring, ceiling light point and an obscure double glazed window to the front elevation

Separate W.C

With a white low flush W.C, obscure UPVC double glazed window to side, tiling to full height, laminate flooring and ceiling light point

Landscaped Rear Garden

Being mainly laid to lawn with a paved patio area, blue slate chipped borders with planted trees and shrubs, panelled fencing to boundaries and a brick built dwarf wall and step leading to a further lawned area with a composite door leading to

Brick Built Workshop

15' 1" x 8' 10" (4.6m x 2.7m) With two UPVC double glazed windows overlooking garden and power points

Garage

17' 8" x 7' 2" (5.4m x 2.2m) Located at the side of the property with an up and over door for vehicular access, space and plumbing for washing machine, ceiling light point and courtesy UPVC door to side passage

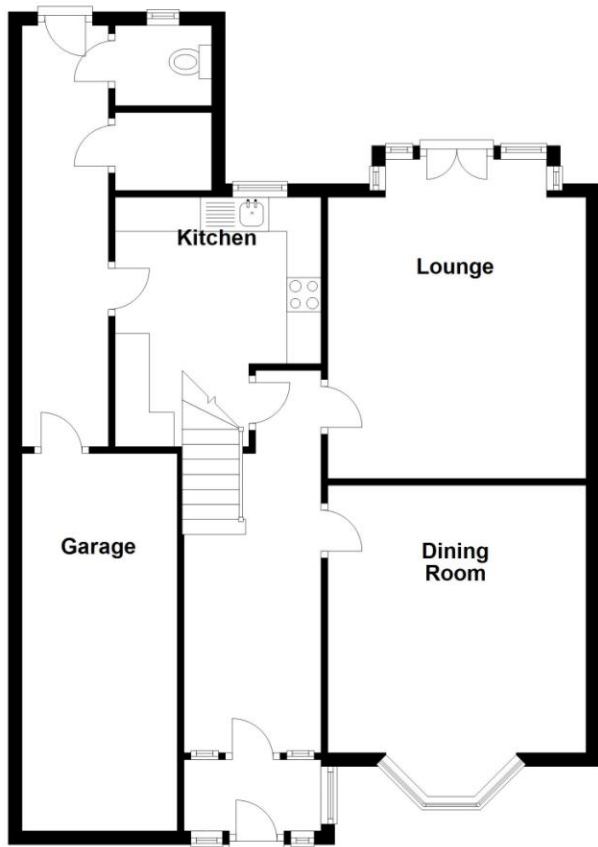
Tenure

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



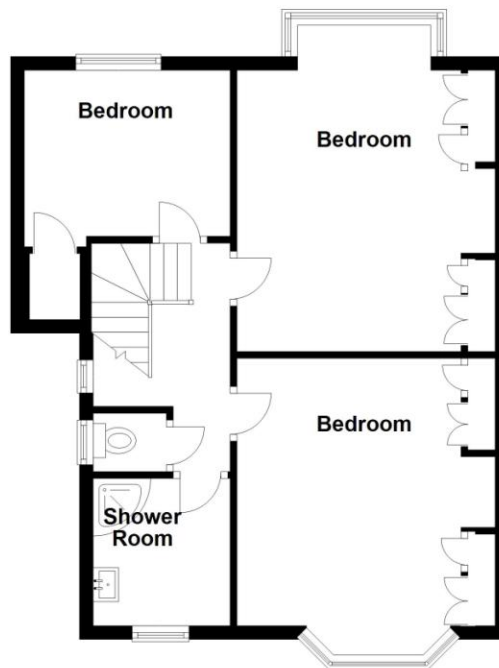
Ground Floor

Approx. 80.7 sq. metres (868.1 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



Total area: approx. 133.1 sq. metres (1432.7 sq. feet)



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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 are 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.