



smarthomes

Woodvale Road

Hall Green, Birmingham, B28 0PH

- An Extended Semi-Detached Family Home
- Three Bedrooms
- Extended Open Plan Lounge/Kitchen/Diner
- South/Westerly Facing Rear Garden

£265,000

EPC Rating - TBC

Current Council Tax Band - C





Property Description

The property is set back from the road behind a stone chipped driveway providing off road parking with a paved pathway extending to a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, laminate flooring and a further wooden door leading to

Entrance Hallway

With two leaded glazed windows, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard with gas central heating boiler and doors leading off to



Open Plan Lounge/Kitchen/Diner

Lounge to Front

14' 9" x 9' 6" (4.5m x 2.9m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator, ceiling light point, and original iron fireplace with Oak plinth over and access to

Extended Kitchen/Diner to Rear

18' 4" x 14' 5" (5.6m x 4.4m) Being fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a Belfast sink with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Central island with breakfast bar, space and plumbing for washing machine and tumble dryer, integrated dishwasher, tiling to floor, radiator, ceiling light point and spot lights. Living flame gas fire with a marble hearth, inlay and surround, two Velux roof windows, UPVC double glazed sliding patio doors to rear garden and a further UPVC double glazed window to the rear aspect



Landing

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



Bedroom One to Front

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 1" x 9' 10" (3.7m x 3m) With double glazed bay window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

6' 6" x 5' 10" (2m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Rear

6' 6" x 5' 10" (2m x 1.8m) Being fitted with a suite comprising of a panelled bath with Triton electric shower over, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation

South/Westerly Facing Rear Garden

The garden benefits from a paved terrace patio area, panelled fencing to boundaries, side access and a wooden door leading to



Rear Double Garage

19' 0" x 18' 8" (5.8m x 5.7m) Being accessed via a shared rear service road with an up and over door, lighting and single glazed windows

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



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