



smarthomes

Lulworth Road

Hall Green, Birmingham, B28 8NS

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Extended Breakfast Kitchen
- Re-Fitted Four Piece Family Bathroom

£385,000

EPC Rating 62

Current Council Tax Band C





Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to garage doors and UPVC obscure double glazed door leading into

Enclosed Porch

With obscure double glazed windows, laminate flooring, lighting and door leading through to

Entrance Hallway

With ceiling light point, radiator, hardwood flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Through Lounge Diner

11' 8" x 29' 9" (3.56m x 9.07m) With double glazed bay window to front elevation, double glazed bay incorporating French doors leading out to the rear garden, two ceiling light points with decorative roses, coving to ceiling, two radiators, hardwood flooring and two feature brick edged fireplaces with electric log burning effect stoves

Extended Breakfast Kitchen to Rear

8' 6" x 13' 3" (2.59m x 4.04m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, integrated dishwasher, breakfast bar seating area, radiator, spot lights to ceiling, vaulted ceiling with two Velux windows, double glazed window to rear, tiled flooring, door to garage and door leading into



Utility Room to Rear

9' 0" x 6' 6" (2.74m x 1.98m) With fitted wall units and display shelving, wood effect work surface with tiling to splashback, space and plumbing for washing machine, space for fridge freezer, tiled flooring, ceiling light point, extractor and UPVC double glazed window and door to rear garden



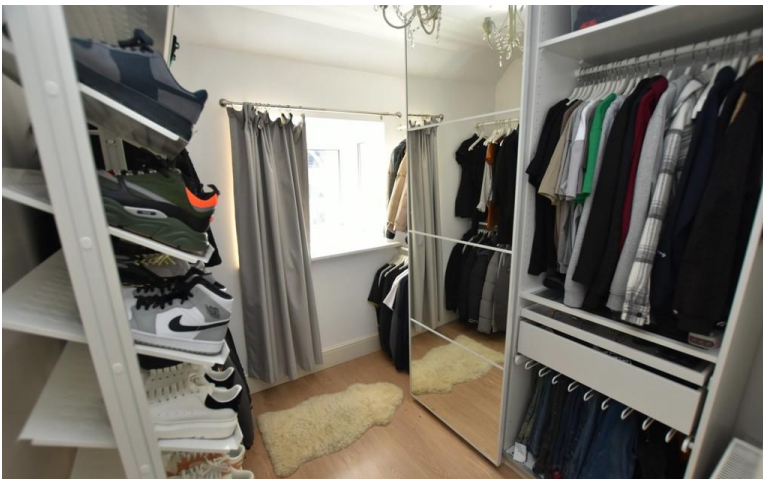
Accommodation on the First Floor

Landing

With feature original arched window to side, ceiling light point and doors leading off to

Bedroom One to Front

11' 0" x 10' 5" (3.35m x 3.18m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

14' 6" x 11' 5" (4.42m x 3.48m) With double glazed bay window to rear elevation, radiator, ceiling light point and staircase to useable loft space

Bedroom Three to Front

7' 8" x 7' 7" (2.34m x 2.31m) With double glazed window to front elevation, radiator, laminate flooring and ceiling light point



Re-Fitted Four Piece Family Bathroom to Rear
 8' 7" x 8' 2" (2.62m x 2.49m) Being re-fitted with a four piece white suite comprising; freestanding bath with floor standing mixer tap and shower attachment, walk-in over-sized shower with thermostatic shower, low flush WC and wall mounted wash hand basin, obscure double glazed windows to side and rear, complementary tiling to water prone areas and floor, ladder style radiator, extractor and spot lights to ceiling

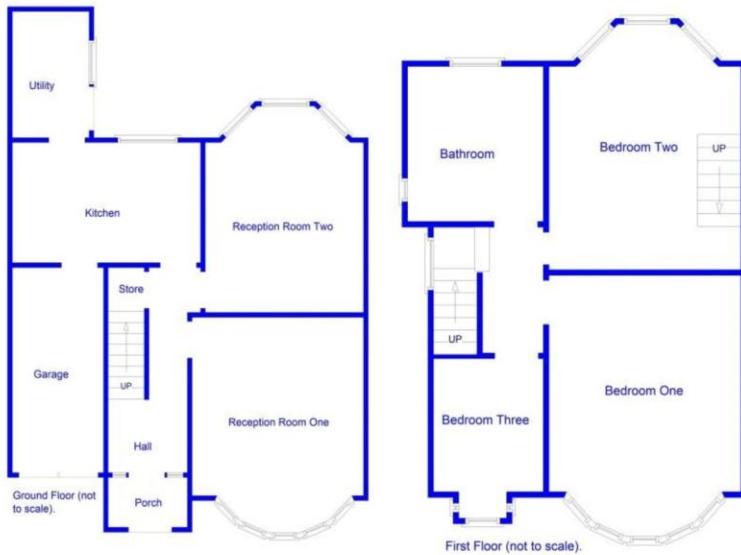


Useable Loft Space
 13' 4" x 11' 0" (4.06m x 3.35m) With two Velux windows, radiator, laminate flooring, Vaillant boiler, storage to eaves and ceiling light point

Pleasant Rear Garden
 Being mainly laid to lawn with paved patio areas, paved pathway, wooden shed and fencing to boundaries

Garage
 With ceiling light point and double garage doors leading to the driveway

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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(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.