



smarthomes

Harewood Close

Hall Green, Birmingham, B28 0RX

- A Spacious Detached Bungalow on a Generous Corner Plot
- Two Large Double Bedrooms (Formerly Three Bedrooms)
- Open Plan Lounge Diner & Kitchen
- Family Shower Room
- No Upward Chain

£315,000

EPC Rating 70

Current Council Tax Band D





Property Description

The property is set in a quiet cul-de-sac location on a generous corner plot, back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to storm porch area with lighting, up and over garage door and UPVC obscure double glazed door leading through to

Entrance Hallway

With dado rail, coving to ceiling, ceiling light point with decorative rose, wood effect flooring, radiator, useful airing cupboard and doors leading off to



Lounge Diner to Rear

16' 4" x 15' 5" (5m x 4.7m) With double glazed French doors leading out to the rear garden, coving to ceiling, ceiling light point with decorative rose, dado rail, wall lighting, radiator, gas fireplace with marble effect hearth and decorative surround and opening through to

Kitchen to Rear

8' 10" x 8' 10" (2.7m x 2.7m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with lighting and display shelving, tiled work surfaces with matching splashbacks, composite sink and drainer unit with mixer tap, four ring hob with extractor canopy over, inset electric oven, space and plumbing for dishwasher, integrated freezer, spot lights to ceiling, double glazed window to rear and tiled flooring



Bedroom One to Front

17' 8" x 9' 6" (5.4m x 2.9m) With double glazed bow window to front elevation, radiator, ceiling light point and coving to ceiling



Bedroom Two to Front

14' 1" x 10' 9" (4.3m x 3.3m) Formerly two bedrooms with the option to convert back, with two double glazed window to front elevation, two radiators and two doors to hallway

Family Shower Room

8' 2" x 6' 10" (2.5m x 2.1m) Being fitted with a three piece white suite comprising; double shower cubicle with Triton electric shower, low flush WC and pedestal wash hand basin, tiling to water prone areas, coving to ceiling, feature panelling with over-sized dado rail above, tiled flooring, radiator and spot lights to ceiling





Pleasant Rear Garden

With paved patio wrapping to side with gated side access to front, lawned area, a variety of mature shrubs and bushes, exterior lighting and UPVC obscure double glazed door leading into utility room and garage



Utility Area

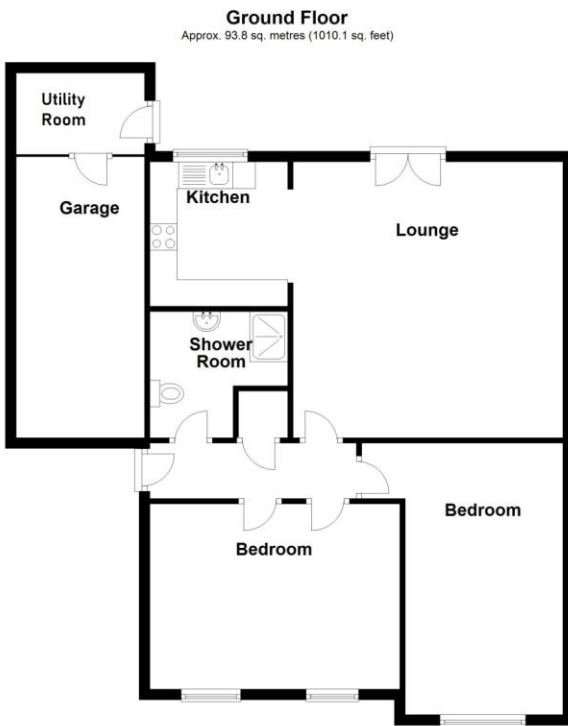
8' 2" x 7' 2" (2.5m x 2.2m) Having a range of wall and base units with wood effect work surfaces and matching backsplash, sink and drainer unit, space and plumbing for washing machine and tumble dryer, ceiling light point and space for fridge freezer

Garage

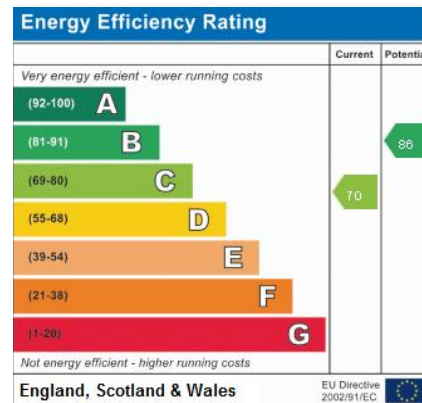
8' 2" x 17' 4" (2.5m x 5.3m) With metal up and over garage door to driveway, storage to eaves and wall mounted Worcester Bosch boiler

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



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)



316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

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

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.