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## 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
- Garage & Utility

**£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

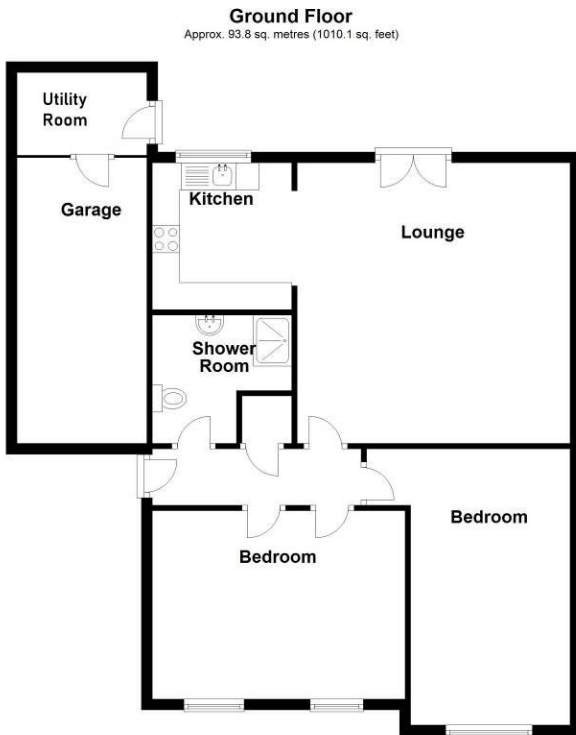
8' 2" x 7' 2" (2.5m x 2.2m) Having a range of wall and base units with wood effect work surfaces and matching backsplash, sink and drainer unit, space and plumbing for washing machine and tumble dryer, ceiling light point and space for fridge freezer

### 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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