



smarthomes

Blythsford Road

Hall Green, Birmingham, B28 0US

- A Well Presented Semi-Detached Family Home
- Two Double Bedrooms
- Extended Fitted Kitchen
- L Shaped Conservatory

Offers In Region Of £265,000

EPC Rating - TBC

Current Council Tax Band - B





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with low level walls to side boundaries and steps rising to a UPVC double glazed door leading into

Enclosed Porch

With double glazed side windows and a further UPVC double glazed door leading to



Entrance Hallway

With an obscure UPVC double glazed window to side, ceiling light point, stairs leading to the first floor accommodation and door leading off to

Through Lounge/Diner



Lounge Area to Front

13' 5" x 10' 5" (4.1m x 3.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, living flame gas fire with marble hearth and wooden surround and opening into

Dining Area

10' 2" x 8' 10" (3.1m x 2.7m) With a wall mounted radiator, ceiling light point, door to kitchen and UPVC double glazed French doors leading to

L Shaped Conservatory

12' 9" max x 12' 5" max (3.9m max x 3.8m max) With double glazed windows, polycarbonate roof, radiator, wall lighting, laminate flooring and double glazed French doors leading out to the rear garden



Extended Fitted Kitchen to Rear

17' 0" x 4' 11" (5.2m x 1.5m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Tiling to splash back areas, laminate flooring, radiator, ceiling light point, useful pantry, a UPVC double glazed window to the rear aspect and a UPVC obscure double glazed door to



Covered Side Passage

11' 1" x 3' 7" (3.4m x 1.1m) With a UPVC double glazed window to front, ceiling light point and door to

Utility

7' 2" x 3' 11" (2.2m x 1.2m) With space and plumbing for washing machine, ceiling light point and wooden door to rear garden



Landing

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

Bedroom One to Front

14' 5" max x 14' 1" max (4.4m max x 4.3m max) With a UPVC double glazed bay window to front elevation, further UPVC double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

10' 9" x 10' 5" (3.3m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Rear

10' 2" x 5' 10" (3.1m x 1.8m) Being fitted with a modern white suite comprising of a panelled bath, separate corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, wall mounted gas central heating boiler, ceiling light point and an obscure double glazed window to the rear elevation



Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, railway sleeper borders, mature shrubs and bushes and security lighting

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 - B



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