



smarthomes

## Nayland Croft

Hall Green, Birmingham, B28 0QH

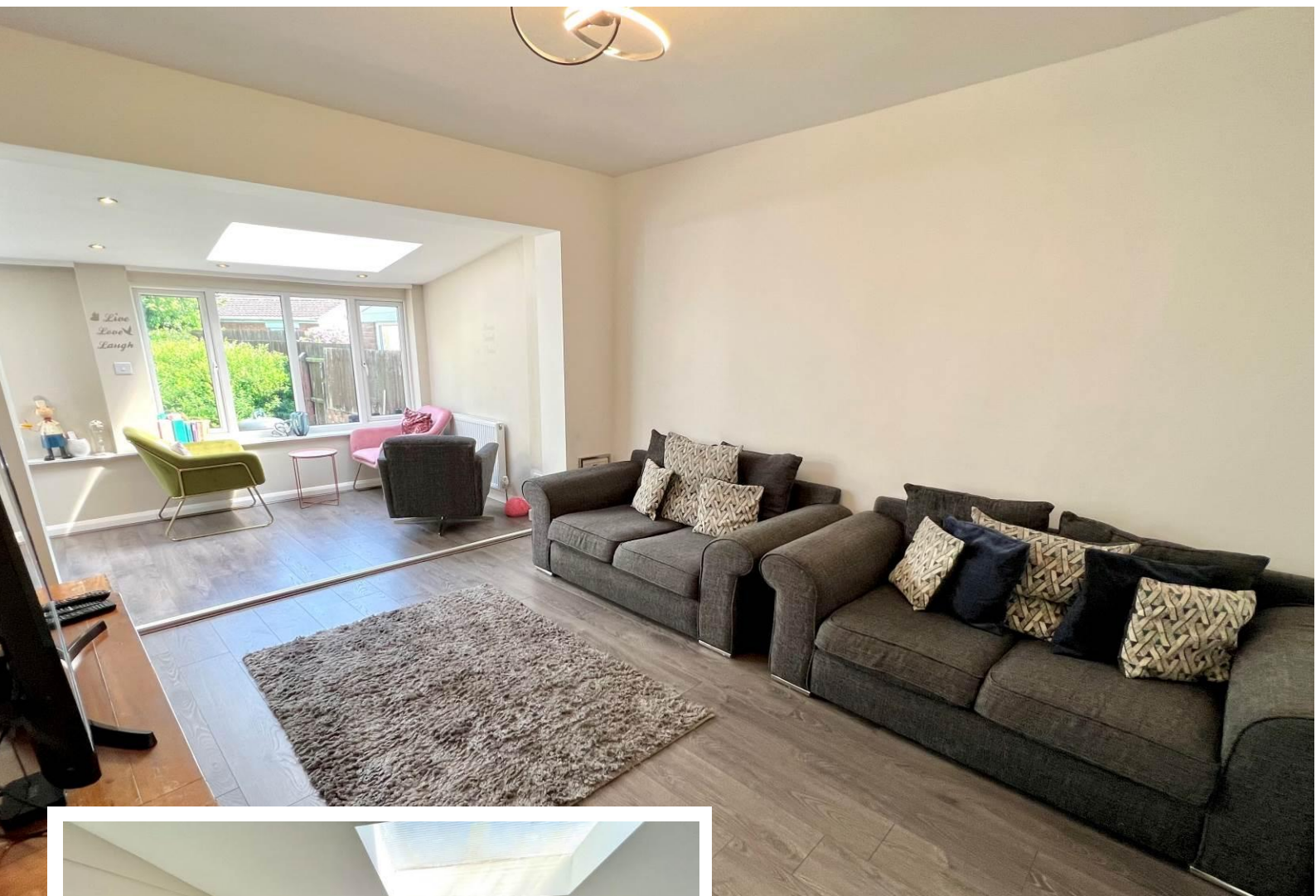
- An Extended Semi Detached Family Home
- Three Bedrooms
- Open Plan Family Kitchen & Lounge
- Four Piece Family Bathroom

**Offers Over £340,000**

EPC Rating 54

Current Council Tax Band C





## Property Description

The property is set at the end of a quiet cul-de-sac behind a paved driveway providing off road parking extending to garage store to side and UPVC double glazed double doors leading into

### Enclosed Porch

With laminate flooring and UPVC obscure double glazed door leading through to

### Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and door to

### Guest WC

With obscure double glazed window to side, low flush WC, wash hand basin, extractor, wall light and tiling to walls



### Dining Room to Front

15' 1" x 11' 1" (4.6m x 3.4m) With double glazed bay window to front elevation, radiator, laminate flooring, ceiling light point and wall lighting

### Lounge to Rear

20' 0" into extension x 10' 5" (6.1m x 3.2m) With polycarbonate sky light, double glazed window to rear elevation, laminate flooring, ceiling light points, radiator and being open plan to

### Family Kitchen Area to Rear

16' 4" x 6' 6" (5.0m x 2.0m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with glazed splashback and extractor canopy over, inset eye-level double oven and grill, integrated microwave, space and plumbing for dishwasher, space for fridge, ceiling light points, tiled flooring, polycarbonate roof-light, double glazed window to rear and UPVC double glazed door leading out to the rear garden



### Utility Room

11' 1" x 10' 9" (3.4m x 3.3m) With ceiling spot lights, sink and drainer unit with mixer tap, space and plumbing for washing machine, tiled flooring, radiator, wall and base units with laminate work surface, door to garage store and door to



### Home Office

11' 1" x 8' 6" (3.4m x 2.6m) With double glazed windows to side and rear, radiator, ceiling spot lights and power points

### Accommodation on the First Floor

#### Landing

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



#### Bedroom One to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

#### Bedroom Two to Front

15' 1" into bay x 10' 9" (4.6m x 3.3m) With double glazed bay window to front elevation, radiator, laminate flooring and ceiling light point



### Bedroom Three to Front

8' 2" x 6' 6" (2.5m x 2.0m) With double glazed window to front elevation, radiator, laminate flooring and ceiling light point

### Four Piece Family Bathroom to Rear

8' 6" x 6' 2" (2.6m x 1.9m) Being fitted with a four piece white suite comprising; panelled bath with centralised mixer tap, low flush WC, vanity sink with storage below and double shower cubicle with thermostatic rainfall shower and additional handheld shower attachment, feature LED mirror, obscure double glazed window to rear, complementary tiling to walls and floor, ladder style radiator and ceiling light point



### Generous Rear Garden

Being mainly laid to lawn with paved patio and a variety of mature trees, shrubs and bushes

### Garage Store

With double garage doors to front, wall mounted Baxi boiler, ceiling light point, tap and power points

### 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)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhull  
West Midlands  
B90 3DN

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

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