



smarthomes

Solihull Lane

Hall Green, Birmingham, B28 9LS

- A Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Two Receptions Rooms
- Extended Breakfast Kitchen

£260,000

EPC Rating - TBC

Current Council Tax Band - C





Property Description

The property is set back from the road behind a lawned fore garden with hedging to side boundaries and a paved footpath extending to a hardwood single glazed door leading into

Enclosed Porch

With single glazed windows to property frontage and sides, tiled flooring, light point and further composite door leading to

Entrance Hallway

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



Lounge to Front

14' 9" x 11' 5" (4.5m x 3.5m) With a hardwood framed single glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, laminate flooring and a living flame gas fire with marble hearth and wooden surround



Dining Room to Rear

12' 1" x 11' 1" (3.7m x 3.4m) With aluminium framed double glazed patio doors leading to rear garden, wall mounted radiator, wall light points, laminate flooring and a living flame gas fire with marble surround and hearth



Extended Breakfast Kitchen to Rear

19' 8" x 5' 10" (6m x 1.8m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, integrated dishwasher, tiling to splash back areas, radiator, ceiling light points, double glazed windows to the side and rear aspects and a double glazed door leading to rear garden

Landing

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



Bedroom One to Front

12' 1" x 8' 6" (3.7m x 2.6m) With a hardwood framed single glazed window to front elevation, radiator, ceiling light point and fitted wardrobes and vanity area

Bedroom Two to Rear

12' 1" x 9' 2" (3.7m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes and vanity area



Bedroom Three to Front

8' 6" x 6' 2" (2.6m x 1.9m) With a hardwood framed single glazed window to front elevation, radiator, fitted wardrobe and ceiling light point

Family Bathroom to Rear

8' 10" x 5' 10" (2.7m x 1.8m) Being fitted with a white suite comprising of a panelled bath with shower attachment, separate corner shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, laminate flooring, ceiling light point and an obscure double glazed window to the rear elevation



Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, mature planted shrubs and bushes, panelled fencing to boundaries, security lighting, gated side access and a large rear storage shed

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 - C



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