



smarthomes

## Temple Avenue

Hall Green, Birmingham, B28 9LJ

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

**£300,000**

EPC Rating - TBC

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows to property frontage and sides, tiled flooring, ceiling spot light and further glazed door with matching side windows 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



### **Reception Room One to Front**

11' 9" x 10' 5" (3.6m x 3.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring and a living flame gas fire with wooden surround and marble hearth

### **Reception Room Two**

10' 9" x 9' 10" (3.3m x 3m) With parquet flooring, radiator, ceiling light point, feature brick fireplace with log burning stove and glazed bi-fold doors leading to



### **Reception Room Three to Rear**

10' 5" x 8' 10" (3.2m x 2.7m) With wooden double doors leading to rear garden with double glazed side windows, wall mounted electric heater, tiled flooring and part glazed door to

### **Extended Breakfast Kitchen to Rear**

17' 4" x 5' 10" (5.3m 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. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine and tumble dryer, half height panelling, tiling to splash back areas, laminate flooring, radiator, ceiling spot lights and two double glazed windows to the side and rear aspects



### **Landing**

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

### **Bedroom One to Front**

12' 1" x 8' 10" (3.7m x 2.7m) With double glazed bay window to front elevation, radiator, wall and ceiling light points and two sets of built in wardrobes

### **Bedroom Two to Rear**

10' 9" x 8' 2" (3.3m x 2.5m) With double glazed window to rear elevation, radiator, ceiling light point, exposed polished floorboards and fitted wardrobe





### Bedroom Three to Front

6' 6" x 5' 10" (2m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

### Extended Family Bathroom to Rear

14' 1" x 5' 10" (4.3m x 1.8m) Being fitted with a white suite comprising of a panelled bath, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring, ceiling spot lights, Velux roof window and obscure double glazed windows to the side and rear elevations

### Low Maintenance Rear Garden

Being paved and block paved for ease of maintenance with planted shrub border, panelled fencing to boundaries, security lighting, shared gated access to property frontage and wooden door to a rear brick built storage room



### 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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