



Newborough Road

Hall Green, Birmingham, B28 0UU

A Well Presented Three Bedroom Semi Detached Property

£279,000

Superb Potential For Extension Subject To Planning Permission

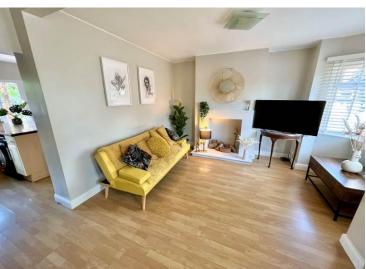
EPC Rating 66

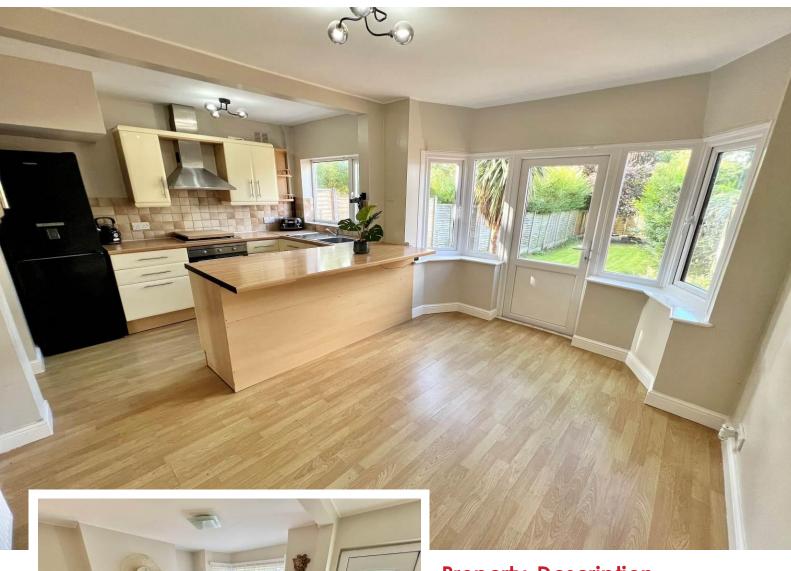
• Kitchen Diner

Current Council Tax Band C

Re-Fitted Family Bathroom





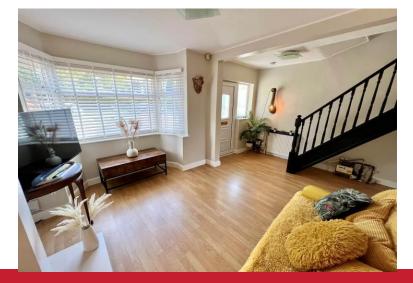


Property Description

The property is set back from the road behind a block edged tarmacadam driveway providing off road parking extending to gated side access to rear garden and UPVC double glazed door leading into



With double glazed windows and UPVC obscure double glazed door leading through to









Lounge to Front

11' 9" x 15' 4" (3.58m x 4.67m) With double glazed bay window to front elevation, radiator, fire surround, laminate flooring, stairs leading to the first floor accommodation and door leading through to

Dining Kitchen to Rear

15' 4" x 12' 0" (4.67m x 3.66m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, radiator, laminate flooring, ceiling light points, double glazed window to rear and double glazed bay window incorporating door leading out to the rear garden

Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Rear

11' 9" x 8' 9" (3.58m x 2.67m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

11' 9" x 9' 6" (3.58m x 2.9m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Front

6' 2" x 5' 1" (1.88m x 1.55m) With double glazed window to front elevation, radiator and ceiling light point







Re-Fitted Family Bathroom to Rear

6' 8" x 5' 4" (2.03m x 1.63m) Being re-fitted with a three piece white suite comprising; tiled panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, low flush WC and feature floating vanity wash hand basin with drawers beneath, obscure double glazed window to rear, complementary tiling to walls and floor, ladder style radiator and ceiling light point

Large South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing and shrubbery to boundaries, side gate to driveway, further paved terrace to rear and brick built firepit

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

