



smarthomes

## Newborough Road

Hall Green, Birmingham, B28 0UU

- A Well Presented Three Bedroom Semi Detached Property
- Superb Potential For Extension Subject To Planning Permission
- Kitchen Diner
- Re-Fitted Family Bathroom

**£279,000**

EPC Rating 66

Current Council Tax Band C





## Property Description

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



## Enclosed Porch

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 fire-pit

### 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>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	85	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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