



smarthomes



- A Beautiful Three Storey Property
- Three Double Bedrooms
- Family Bathroom & Master En-Suite
- South Facing Rear Garden

Stadium Road, Hall Green, Birmingham, B28 8BP

OIRO £350,000

A beautifully presented & recently constructed three storey family home benefitting from three double bedrooms, open plan kitchen diner & lounge, conservatory, guest WC, family bathroom, impressive master bedroom with en-suite shower room and fitted wardrobes, Landscaped South facing rear garden and off road parking.

EPC Rating – 85. Current Council Tax Band – D.



Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to canopy porch with composite front door leading through to

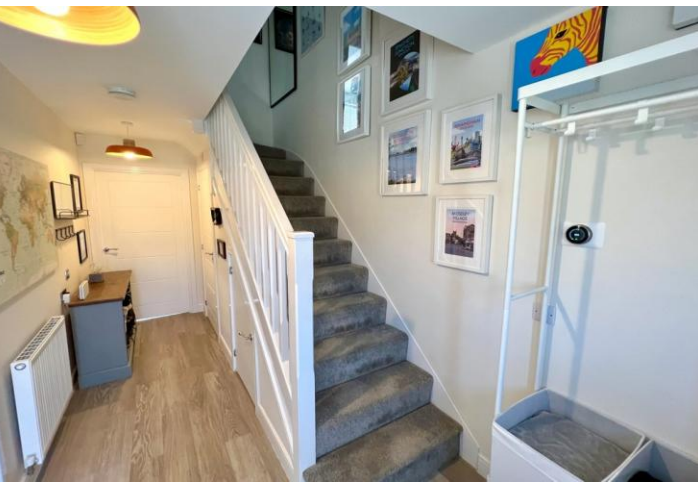
Entrance Hallway

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

Guest WC

With low flush WC, corner pedestal wash hand basin with tiled splashback, Karndean flooring, radiator and ceiling light point





Open Plan Kitchen Diner to Front

14' 9" x 8' 10" (4.5m x 2.7m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring induction hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine integrated dishwasher and fridge freezer, cupboard housing Logic boiler, radiator, spot lights to ceiling, double glazed window to front and Karndean flooring extending through to

Lounge to Rear

15' 8" x 10' 5" (4.8m x 3.2m) With ceiling light points, radiator and double glazed windows incorporating French doors leading into

Conservatory

10' 2" x 7' 10" (3.1m x 2.4m) With double glazed windows, glazed roof, Karndean flooring and double glazed French doors leading out to the South facing rear garden

Accommodation on the First Floor

Landing

With ceiling light point, two useful storage cupboards and doors leading off to

Bedroom Two to Rear

14' 1" x 8' 10" (4.3m x 2.7m) With two double glazed windows to rear elevation, radiator, ceiling light point and fitted wardrobes with sliding doors and full length mirror

Bedroom Three to Front

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom

8' 10" x 6' 10" (2.7m x 2.1m) Being fitted with a three piece white suite comprising; panelled bath with Mira electric shower over and glazed screen, low flush WC and wall mounted wash hand basin, tiling to water prone areas, ladder style radiator, Karndean flooring, extractor and spot lights to ceiling

Lobby

With double glazed window to front elevation, radiator, ceiling light point and stairs leading to the second floor accommodation

Second Floor Accommodation

Bedroom One

26' 2" x 13' 9" (8.0m x 4.2m) With double glazed window to front elevation, Velux window to rear, ceiling light points, radiator, loft hatch with built-in ladder to boarded loft space, useful built-in wardrobe, further fitted wardrobes with sliding doors incorporating full length mirrors and door leading into

Spacious En-Suite Shower Room

11' 5" x 5' 10" (3.5m x 1.8m) Being fitted with a three piece white suite comprising double shower enclosure with thermostatic shower, low flush WC and wall mounted wash hand basin, Velux window to rear, complementary tiling to water prone areas, Karndean flooring, shaver socket, radiator and spot lights to ceiling

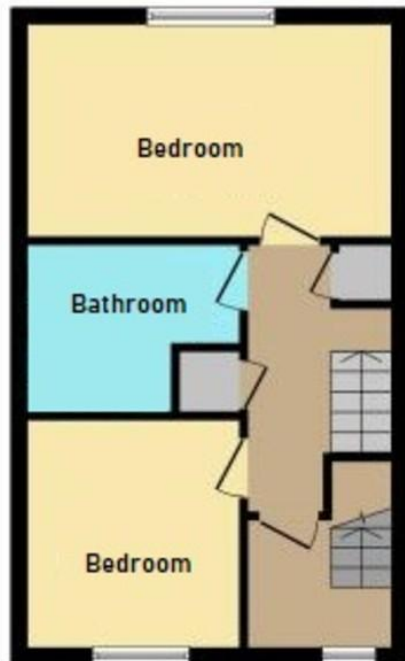
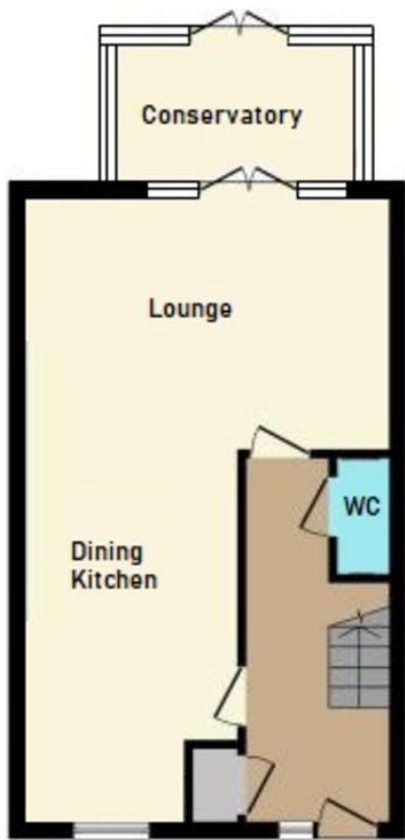
Pleasant South Facing Rear Garden

Having a wood effect tiled patio ideal for entertaining, lawned area, raised borders, timber shed, fencing to boundaries and gated access to driveway

Tenure

We are advised by the vendor that the property is freehold with a service charge of approx. £110 per annum, 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 - D





316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.