



smarthomes

Egginton Road

Hall Green, Birmingham, B28 0LY

- A Well Maintained Semi-Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Westerly Facing Rear Garden

Offers in Region of £290,000

EPC Rating - 41

Current Council Tax Band - C





Property Description

The property is set back from the road behind a driveway providing off road parking with a laid lawn area to side and a storm porch with a part glazed front door leading into

Entrance Hallway

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





Through Lounge/Diner

26' 4" x 13' 2" (8.03m x 4.01 m) With UPVC double glazed bay window to front elevation, double glazed patio doors leading to rear garden, engineered wooden flooring, two wall mounted radiators, wall and ceiling light points, feature fireplace with granite hearth and wooden surround and glazed door to



Fitted Kitchen to Rear

9' 6" x 6' 8" (2.9m x 2.03m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for dishwasher, integrated fridge/freezer, wall mounted gas central heating boiler, tiling to splash back areas, laminate flooring, ceiling light point, a double glazed window to the rear aspect and courtesy door to garage



Landing

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

Bedroom One to Front

15' x 10' 6" (4.57m x 3.2m) With double glazed bay window to front elevation, stripped timber effect flooring, radiator, ceiling light point and fitted wardrobes and dressing table

Bedroom Two to Rear

11' 10" x 11' 7" (3.61m x 3.53m) With double glazed window to rear elevation, stripped timber effect flooring, radiator and ceiling light point



Bedroom Three to Front

6' 11" x 6' (2.11m x 1.83m) With double glazed window to front elevation, stripped timber effect flooring, radiator and ceiling light point



Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath, separate shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure double glazed window to the rear elevation

Westerly Facing Rear Garden

Being mainly laid to lawn with a raised decked patio area, further concrete patio area, slate chipped area, cold water tap and external power points, well stocked shrub borders, panelled fencing to boundaries, access hatch to under house storage and courtesy door to

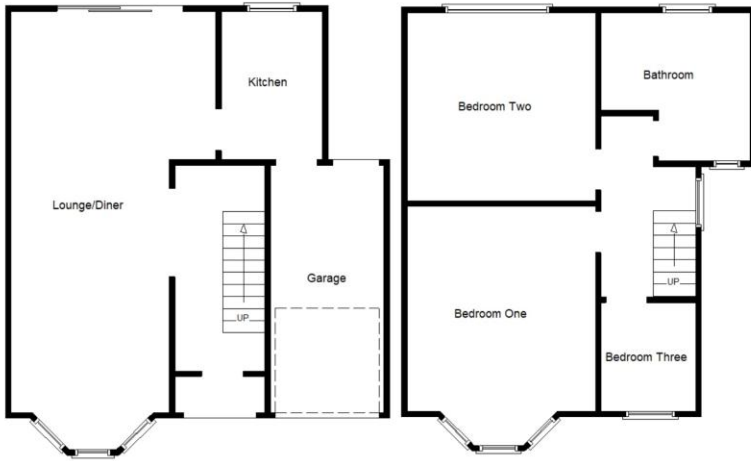


Garage

14' 3" x 7' 7" (4.34m x 2.31m) Located at the side of the property with an up and over door to property frontage, ceiling light point and space and plumbing for washing machine

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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