



smarthomes

The Robins

Hall Green, Birmingham, B28 0EN

- A Spacious & Well Presented Detached Bungalow
- Two Bedrooms
- Spacious Lounge
- Modern Breakfast Kitchen

£400,000

EPC Rating TBC

Current Council Tax Band D





Property Description

The property is set back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to up and over garage door, gated side access to rear garden and UPVC double glazed front door leading through to

Entrance Hallway

With spot lights to ceiling, radiator, loft hatch, tiled flooring, door to built-in storage and attractive oak doors leading off to



Spacious Lounge to Rear

15' 6" x 12' 8" (4.72m x 3.86m) With double glazed windows and French doors leading out to the rear garden, ceiling light point, radiator and gas fireplace with decorative polished stone surround



Breakfast Kitchen to Front

12' 8" x 12' 5" (3.86m x 3.78m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, inset double sink with mixer tap, five ring gas hob with feature splashback and extractor canopy over, inset eye-level Neff oven and grill, integrated dishwasher, washing machine and fridge freezer, vertical radiator, spot lights to ceiling, tiled flooring and double glazed window to front



Bedroom One to Rear

14' 3" into wardrobes x 9' 8" (4.34m x 2.95m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Two to Front

7' 7" x 10' 7" (2.31m x 3.23m) With double glazed window to front elevation, radiator and ceiling light point

Adapted Wet Room to Rear

Having a low flush WC, vanity wash hand basin and shower area with thermostatic shower and floor drain, tiling to walls, obscure double glazed window to rear, ladder style radiator, shaver socket, spot lights to ceiling and extractor fan





Pleasant Rear Garden

Being mainly laid to lawn with block paved patio, fencing to boundaries, gated side access to driveway, cold water tap, two timber sheds and courtesy door to garage

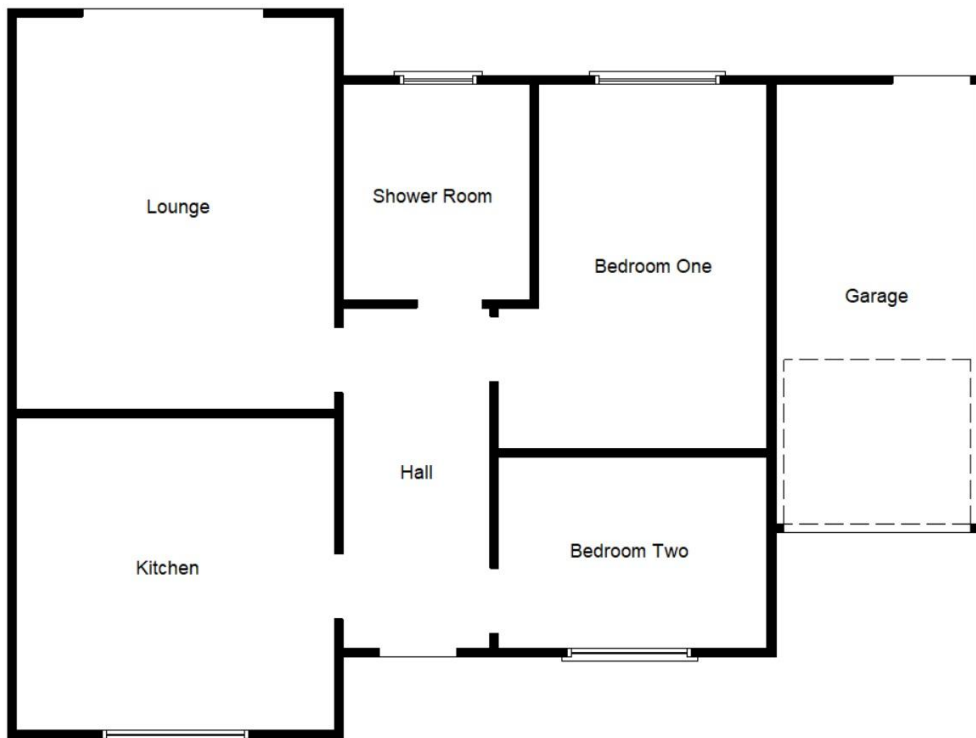
Garage

8' 2" x 17' 4" (2.49m x 5.28m) Being ideal for conversion subject to planning permission with ceiling strip light, wall mounted boiler and garage door to driveway



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 – D.



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