



smarthomes

Solihull Lane

Hall Green, Birmingham, B28 9LY

- An Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms & Breakfast Kitchen
- Re-Fitted Family Bathroom
- South Facing Rear Garden

£335,000

EPC Rating - 63

Current Council Tax Band - D





Property Description

The property is set back from the road behind a generous block paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, lighting and door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, dado rail and part glazed doors leading off to

Reception Room One to Front

14' 0" max x 11' 6" (4.27m x 3.51m) With double glazed bay window to front elevation, dado rail, coving to ceiling, ceiling light point, radiator, gas fireplace with decorative surround and wood effect flooring



Breakfast Kitchen to Front

10' 5" x 12' 9" max (3.18m x 3.89m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, Belfast style sink with mixer tap, Metro tiling to splashback areas, four ring hob with feature splashback and extractor canopy over, inset eye-level oven and grill, integrated dishwasher and fridge freezer, radiator, spot lights to ceiling, loft hatch, tiled flooring and double glazed window to front



Reception Room Two to Rear

12' 0" x 17' 2" (3.66m x 5.23m) With double glazed window to rear, double glazed sliding patio doors leading out to the rear garden, gas fireplace with marble hearth and wooden surround, built-in shelving and storage to chimney recess, coving to ceiling, dado rail, ceiling light points and radiator



Utility Room to Rear

10' 5" x 6' 0" (3.18m x 1.83m) With ceiling light point, space and plumbing for washing machine and tumble dryer, wood effect work surface, wall mounted Vaillant boiler, radiator, UPVC obscure double glazed door leading out to the rear garden, access to storage area and door leading into

Guest WC

With low flush WC, wall mounted corner sink, decorative tiling to splashback areas, ceiling light point, radiator, extractor fan and wood effect flooring

Storage Area

4' 7" x 8' 3" (1.4m x 2.51m) With two ceiling light points

Accommodation on the First Floor

Landing

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



Bedroom One to Front

14' 1" x 9' 1" (4.29m x 2.77m) With double glazed bay window to front elevation, radiator, ceiling light point, picture rail and fitted wardrobes with sliding mirrored doors

Bedroom Two to Rear

12' 0" x 9' 4" (3.66m x 2.84m) With double glazed window to rear elevation, radiator, ceiling light point and fitted storage



Bedroom Three to Front

8' 2" x 6' 5" (2.49m x 1.96m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

8' 4" x 6' 6" (2.54m x 1.98m) Being re-fitted with a three piece white suite comprising; tiled panelled bath with centralised telephone effect mixer tap with shower attachment, thermostatic rainfall shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin with storage below, obscure double glazed window to rear, complementary tiling to walls, vertical radiator, wood effect tiled flooring, loft access and spot lights to ceiling

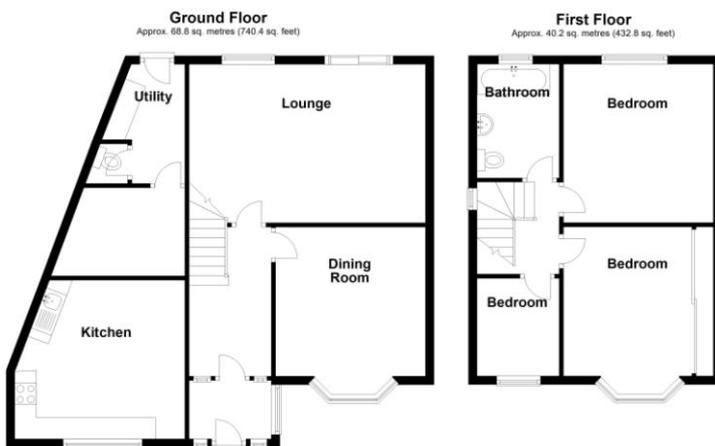


Landscaped South Facing Rear Garden

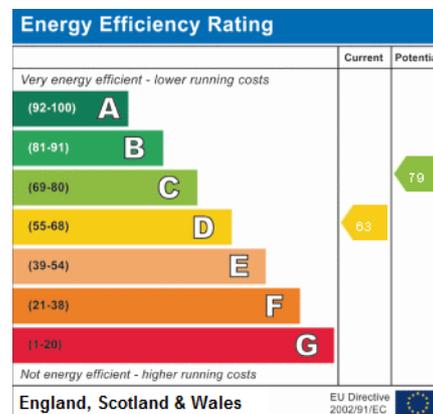
Having a decked terrace with brick built barbeque, gated side access and retaining fencing to paved patio area, lawned area with stepping stone pathway and raised stone chipping borders, fencing to boundaries and further paved patio to rear with mature tree

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



Total area: approx. 109.0 sq. metres (1173.2 sq. feet)



316 Stratford Road
Shirley
Salihull
West Midlands
B90 3DN

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

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 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.