



smarthomes

Hurst Green Road

Bentley Heath, Solihull, B93 8AF

- A Well Maintained Semi-Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- No Upward Chain

Offers Over £475,000

EPC Rating - 40

Current Council Tax Band - E





Property Description

The property is set back from the road behind a block paved and tarmac driveway providing off road parking with hedging to side boundary and a UPVC double glazed door leading into

Enclosed Porch

With a further glazed hardwood door leading to

Entrance Hallway

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

Dining Room to Front

14' 9" x 10' 2" (4.5m x 3.1m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall light points and a gas fire with brick surround and tiled hearth



Extended Lounge to Rear

18' 4" x 12' 5" (5.6m x 3.8m) With a large walk in bay incorporating UPVC double glazed French doors leading to rear garden and matching side windows, two wall mounted radiators, ceiling light point and a living flame gas fire with wooden surround and marble hearth



Fitted Kitchen to Rear

9' 10" x 8' 2" (3m x 2.5m) 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 gas hob with extractor hood over and oven below. Wall mounted gas central heating boiler, integrated washing machine, useful pantry area, tiling to full height, laminate flooring, radiator, ceiling light point, a UPVC double glazed window to the rear aspect and an obscure UPVC double glazed door to side



Landing

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

Bedroom One to Rear

13' 5" x 10' 9" (4.1m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

15' 5" x 11' 1" (4.7m x 3.4m) With double glazed bay window to front elevation, radiator, built in wardrobe and ceiling light point

Bedroom Three to Front

10' 5" x 8' 10" (3.2m x 2.7m) With double glazed window to front elevation, radiator and ceiling light point



Bathroom to Rear

8' 6" x 5' 6" (2.6m x 1.7m) Being fitted with a white suite comprising of a panelled bath with Triton electric shower and glass shower screen and a vanity wash hand basin. Airing cupboard, radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



Separate W.C

With a low flush W.C, obscure UPVC double glazed window to side and ceiling light point

Delightful Private Rear Garden

Being mainly laid to lawn with a crazy paved patio area, well stocked shrub borders, cold water tap, aluminium shed, hedging to boundaries and gated side access

Integral Garage

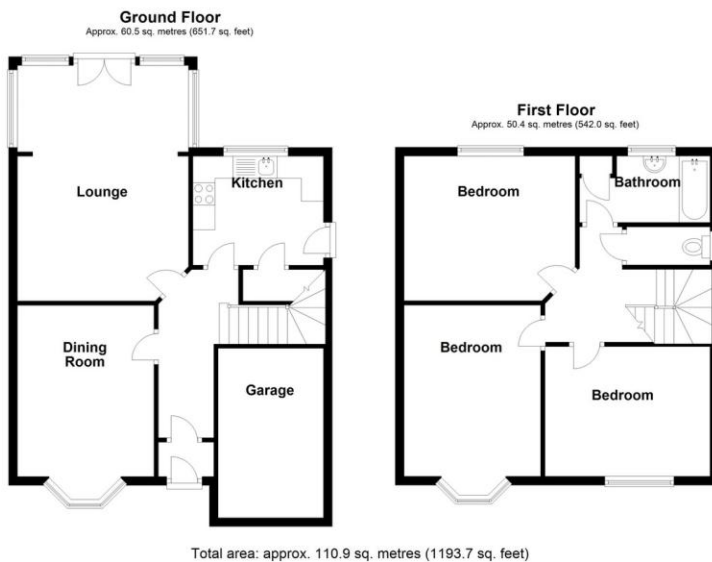
14' 9" x 7' 6" (4.5m x 2.3m) With a metal up and over door for vehicular access, cold water tap, ceiling light point and power points

Agents Note

Please note that this property is owned by an employee of Smart Homes Estate Agents

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 - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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