



smarthomes

Southam Road

Hall Green, Birmingham, B28 0AD

- A Beautifully Presented & Extended Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen

£375,000

EPC Rating - 57

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a planted shrub border and a UPVC double glazed door leading into

Enclosed Porch

With tiled flooring, half height panelling, wall mounted carriage light and a further Georgian style door leading to

Entrance Hallway

With ceiling light point, laminate flooring, radiator, stairs leading to the first floor accommodation with useful under stairs recess and stripped timber doors leading off to



Dining Room to Front

14' 8" x 11' 10" (4.47m x 3.61m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall light points and a tiled fireplace with wooden surround and inset fire



Lounge to Rear

14' 8" x 12' 2" (4.47m x 3.71m) With UPVC double glazed patio doors leading to rear garden with matching side windows, wall mounted radiator, ceiling light point and open fireplace with wooden mantle and quarry tiled hearth



Extended Breakfast Kitchen to Rear

16' 4" x 10' 1" (4.98m x 3.07m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for dishwasher, tiling to splash back areas, wood effect flooring, wall and ceiling light points, a UPVC double glazed door leading to garden, a UPVC double glazed window to the rear aspect and glazed door to

Utility

14' 8" x 3' 2" (4.47m x 0.97m) With access to roof storage, ceiling strip light, space and plumbing for washing machine and a courtesy door to property frontage

Landing

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



Bedroom One to Rear

12' x 11' 4" (3.66m x 3.45m) With double glazed window to rear elevation, triple fitted wardrobes, radiator, ceiling light point and additional vanity light

Bedroom Two to Front

11' x 9' 10" (3.35m x 3m) With double glazed window to front elevation, fitted wardrobes with sliding mirrored doors, radiator and ceiling light point



Bedroom Three to Front

8' 5" x 7' 11" (2.57m x 2.41m) With a feature double glazed oriel window to front elevation, triple fitted wardrobes, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, airing cupboard, tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

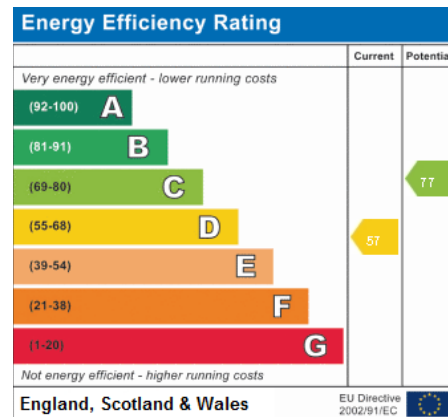
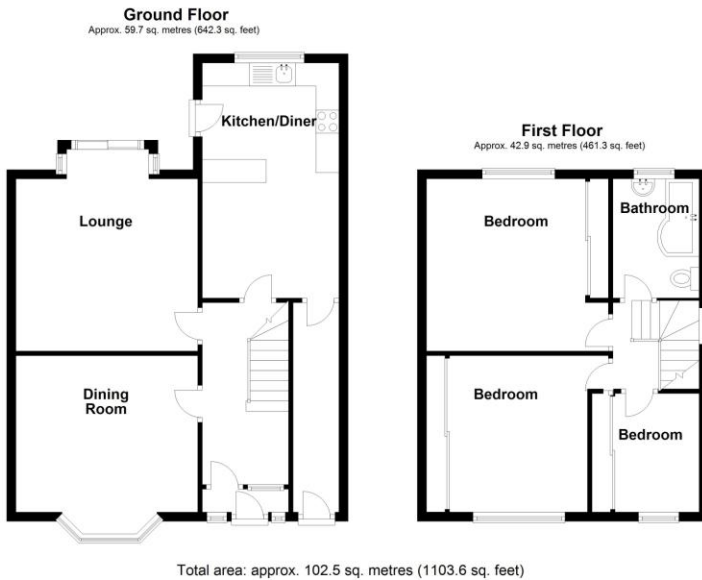


Westerly Facing Rear Garden

Being mainly laid to lawn with an Indian stone patio area, well stocked shrub borders and hedging and panelled fencing to boundaries

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



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