



smarthomes

Larchmere Drive

Hall Green, Birmingham, B28 8JB

- An Extended Mid Terrace Property
- Three Good Size Bedrooms
- Extended Lounge Diner
- Breakfast Kitchen
- Low Maintenance South East Facing Rear Garden
- Garage In Separate Block

£240,000

EPC Rating - 67

Current Council Tax Band - B





Property Description

The property is set in a quiet cul-de-sac location back from the road behind a lawned fore garden and block paved pathway extending to UPVC double glazed door leading into

Enclosed Porch

With obscure double glazed windows, tiled flooring and obscure glazed door leading through to

Entrance Hallway

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



Extended Lounge Diner to Rear

21' 11" x 15' 6" (6.68m x 4.72m) With two radiators, ceiling light points, gas fireplace with polished stone hearth and surround, double glazed windows incorporating patio doors leading out to the South East facing rear garden and door to handy storage cupboard



Breakfast Kitchen to Front

8' 11" x 7' 4" (2.72m x 2.24m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, under-cupboard lighting, four ring Bosch gas hob with extractor over, inset eye-level Bosch oven and grill, space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, radiator, ceiling light point, double glazed bow window to front and tiled flooring

Accommodation on the First Floor

Landing

With ceiling light point, stairs to useable loft space, and doors leading off to



Bedroom One to Front

13' 5" x 9' 6" (4.09m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 9" x 7' 2" (3.58m x 2.18m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

10' 2" x 5' 10" (3.1m x 1.78m) With double glazed window to rear elevation, radiator and ceiling light point



Family Bathroom to Front

Being fitted with a three piece white suite comprising; panelled bath with rainfall shower attachment over, low flush WC and vanity wash hand basin, obscure double glazed window to front, tiling to walls, herringbone style flooring, wall mounted Worcester boiler, radiator and ceiling light point



Useable Loft Space

10' 11" x 14' 4" with restricted head height (3.33m x 4.37m) Having a landing area with door to WC and further door through to plastered and boarded loft space with two Velux windows, carpeted flooring, radiator and lighting

Low Maintenance Southerly Facing Rear Garden

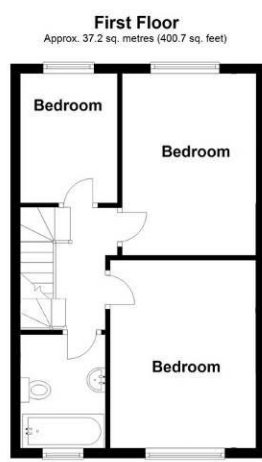
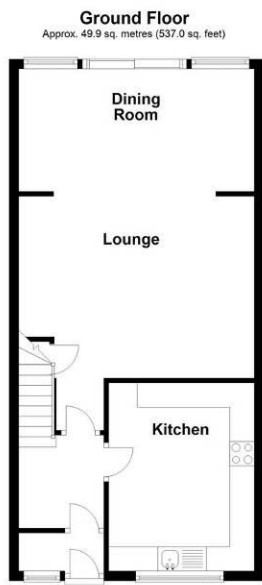
With artificial lawns, brick built raised planters, fencing to boundaries and gated access to rear

Garage

Situated in a separate block at the rear of the property and accessed via a communal road

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 vendor. Current council tax band - B



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

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

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