



smarthomes

## Solihull Lane

Hall Green, Birmingham, B28 9LY

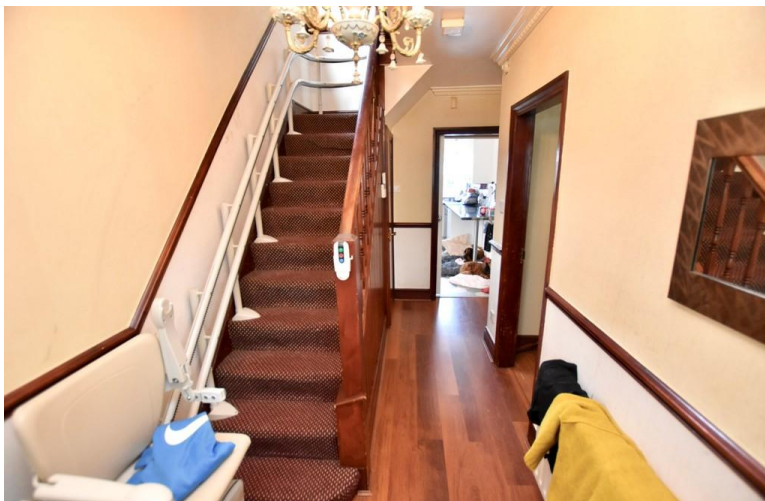
- An Extended Three Bedroom Detached Property
- Two Reception Rooms
- Breakfast Kitchen
- Good Size Rear Garden With Garage To Rear

**Offers Over £330,000**

EPC Rating TBC

Current Council Tax Band C





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to side access and UPVC double glazed double doors leading into

### Enclosed Porch

With double glazed windows, lighting and wooden door leading through to

### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wood effect flooring, dado rail, coving to ceiling and doors leading off to



### Reception Room One to Front

12' 5" x 9' 8" (3.78m x 2.95m) With double glazed bay window to front elevation, ceiling light point, radiator, coving to ceiling, wood effect flooring and gas fireplace with marble effect hearth and decorative surround

### Extended Reception Room Two to Rear

16' 7" x 10' 4" (5.05m x 3.15m) With double glazed sliding patio doors leading out to the rear garden, ceiling light point, wall lighting, coving to ceiling, radiator and gas fireplace with marble effect hearth and decorative surround



### Extended Breakfast Kitchen to Rear

12' 7" x 7' 6" (3.84m x 2.29m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Zanussi hob with extractor canopy over, inset eye-level oven and grill, space and plumbing for dishwasher, space for fridge freezer, breakfast bar area, under-cupboard lighting, radiator, ceiling light points, double glazed window to rear and door leading into



### Side Passage/Utility Area

With wall lighting, space and plumbing for washing machine and tumble dryer, double glazed window and door to rear garden and door to

### WC

With ceiling light point, low flush WC, wall mounted corner sink, extractor and double glazed window

### Accommodation on the First Floor

#### Landing

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

#### Bedroom One to Rear

11' 6" x 10' 4" (3.51m x 3.15m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point





**Bedroom Two to Front**

9' 8" x 9' 8" (2.95m x 2.95m) With double glazed bay window to front elevation, radiator, ceiling light point, wall lighting and fitted furniture

**Bedroom Three to Rear**

7' 5" x 7' 5" (2.26m x 2.26m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

**Family Shower Room to Front**

6' 0" x 5' 5" (1.83m x 1.65m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to walls, obscure double glazed window to front, ladder style radiator and spot lights to ceiling



**Useable Loft Space**

9' 1" x 10' 9" (2.77m x 3.28m) With double glazed window to side, Velux window, ceiling light points, radiator and built-in storage

**Good Size Rear Garden**

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, shrubbery borders and garage to rear

**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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