



smarthomes

Willson Croft

Hall Green, Birmingham, B28 0SS

- A Well Presented & Recently Renovated Family Home
- Three Bedrooms
- Dining Kitchen
- Family Bathroom & Guest WC

£245,000

EPC Rating 61

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 steps extending to UPVC obscure double glazed door leading into

Enclosed Porch

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

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, obscure double glazed window to side, stairs leading to the first floor accommodation and door leading through to



Lounge to Front

17' 0" x 12' 9" (5.2m x 3.9m) With double glazed bow window to front elevation, radiator, wood effect flooring, coving to ceiling, ceiling light point, electric fire with wooden surround and glazed double doors leading through to



Dining Kitchen to Rear

15' 8" x 8' 10" (4.8m x 2.7m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, integrated fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling, wood effect flooring, coving to ceiling double glazed window to rear, double glazed French doors leading out to the rear garden and door leading into



Guest WC

With low flush WC, corner wash hand basin with tiled splashback, ceiling light point, extractor and wood effect flooring

Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point, access to boarded loft space with ladders, wood effect flooring, useful storage cupboard and doors leading off to



Bedroom One to Front

11' 9" x 9' 10" (3.6m x 3.0m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

Bedroom Two to Rear

12' 9" x 9' 10" (3.9m x 3.0m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point



Bedroom Three to Rear

9' 2" x 6' 10" (2.8m x 2.1m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

6' 6" x 5' 2" (2.0m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with complementary tiling to walls, obscure double glazed window to front, ladder style radiator and ceiling light point



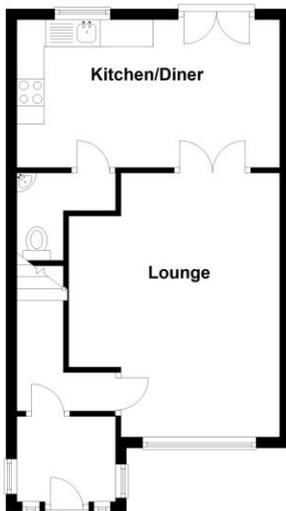
Rear Garden

With block paved patio, lawned area, timber shed, fencing to boundaries, side gate access, exterior lighting, outside tap and a variety of mature shrubs and bushes

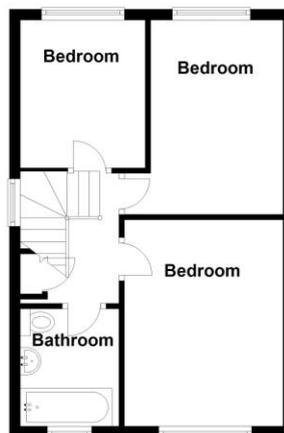
Tenure

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.

Ground Floor
Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 75.6 sq. metres (813.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(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
Salford
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.