



smarthomes

Delamere Road

Hall Green, Birmingham, B28 0ER

- An Extended Three Bedroom Semi Detached Home
- Extended Kitchen
- Dining Room, Extended Lounge & Conservatory
- Low Maintenance West Facing Rear Garden

£294,000

EPC Rating 61

Current Council Tax Band C





Property Description

The property is set back from the road behind a tarmac and block paved driveway providing off road parking extending to gated side access to rear garden and UPVC double glazed front door leading through to

Entrance Hallway

8' 0" x 11' 2" (2.44m x 3.4m) With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Dining Room to Front

12' 0" x 10' 11" (3.66m x 3.33m) With double glazed bay window to front elevation, ceiling light point, marble effect flooring, coving to ceiling and radiator



Extended Lounge to Rear

16' 4" x 10' 5" (4.98m x 3.18m) With double glazed window to rear elevation, spot lights to ceiling, radiator and double glazed patio doors leading into

Conservatory

9' 9" x 7' 0" (2.97m x 2.13m) With double glazed windows, polycarbonate roof, polished stone flooring and double glazed French doors leading out to the rear garden

Extended Kitchen to Front

14' 0" x 7' 8" (4.27m x 2.34m) Being fitted with a range of high gloss, handle-less wall, drawer and base units with complementary slate effect work surfaces and matching upstands, composite sink and drainer with mixer tap, four ring induction hob with splashback and extractor canopy over, inset AEG steam oven, integrated AEG dishwasher, space for American style fridge freezer, vertical radiator, spot lights to ceiling, slate effect flooring, loft hatch, double glazed window to front elevation and door leading into



Utility Room

7' 11" x 7' 3" (2.41m x 2.21m) With UPVC obscure double glazed window and door leading out to the rear garden, built-in cupboard, wall mounted boiler, space and plumbing for washing machine and tumble dryer, laminate work surface, ceiling light point and door to



Guest WC

With low flush WC, wall mounted wash hand basin, wood effect flooring, ladder style radiator, extractor, ceiling light points and folding door to storage area

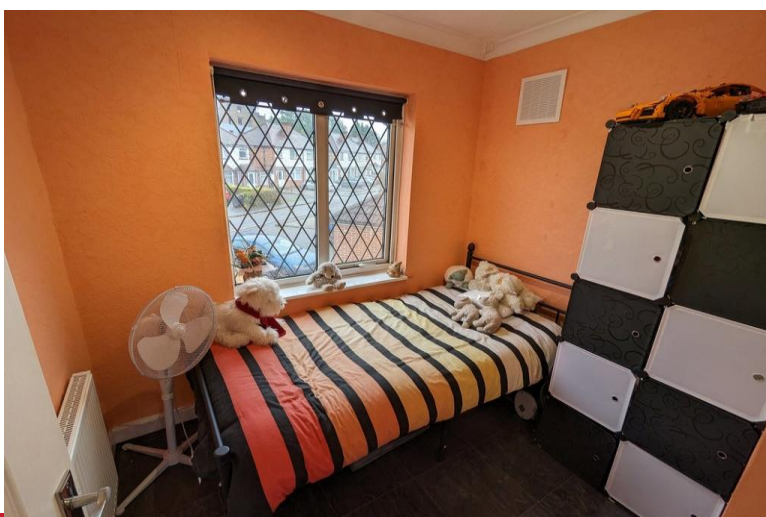
Accommodation on the First Floor

Landing

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

Bedroom One to Rear

10' 7" x 10' 11" (3.23m x 3.33m) With double glazed window to rear elevation, radiator, ceiling light point with fan and a range of fitted furniture





Bedroom Two to Front

10' 4" x 10' 11" into wardrobe (3.15m x 3.33m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Front

6' 5" x 8' 0" (1.96m x 2.44m) With double glazed window to front elevation, radiator, slate effect flooring, coving to ceiling and ceiling light point

Family Shower Room

Being fitted with a three piece white suite comprising of; walk-in over-sized shower cubicle with thermostatic rainfall shower and additional shower attachment, low flush WC and floating vanity wash hand basin with complementary slate effect tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling



West Facing Rear Garden

Being low maintenance with artificial lawned areas, decked terrace, paved and gravel areas, fencing to boundaries and gated side access to driveway

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	81	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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