



smarthomes

Romney Close

Hall Green, Birmingham, B28 0ET

- A Very Well Presented & Extended Semi-Detached Bungalow
- Two Double Bedrooms
- Extended & Re-Fitted Kitchen/Diner
- Modern Family Bathroom

£280,000

EPC Rating - 58

Current Council Tax Band - C





Property Description

The property is situated at the head of a cul-de-sac and is set back from the road behind a gravel driveway providing off road parking extending to a canopy porch with a double glazed door leading into

Entrance Hallway

With ceiling light point, radiator, access to a large part boarded loft space with power and lighting via a drop down ladder, herringbone style flooring and doors leading off to



Spacious Lounge to Front

16' x 10' 8" (4.88m x 3.25m) With a UPVC double glazed bay window to front elevation, further UPVC double glazed window to floor, herringbone style flooring, feature chimney recess, wall mounted radiator and ceiling light point

Extended & Re-Fitted Kitchen/Diner

Dining Area to Rear

11' 5" x 10' (3.48m x 3.05m) With herringbone style flooring, radiator, ceiling light point, UPVC double glazed window to side elevation, UPVC double glazed French doors leading to rear garden and opening into



Re-Fitted Kitchen to Side

13' 3" x 10' 10" (4.04m x 3.3m) Being re-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. Space for freestanding gas cooker with extractor hood over, space and plumbing for dishwasher, breakfast bar, herringbone style flooring, ceiling spot lights, feature pelmet lighting, a UPVC double glazed window to the side aspect, door to garden and door to



Utility Room

10' 4" x 2' 4" (3.15m x 0.71m) With a recently installed wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer, double glazed window to rear and ceiling spot lights

Bedroom Two to Rear

10' 10" x 9' 6" (3.3m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom One to Front

12' x 10' 4" (3.66m x 3.15m) With double glazed window to front elevation, radiator and ceiling light point





Modern Family Bathroom to Rear

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

South/Westerly Facing Rear Garden

Being mainly laid to lawn with a wrap around paved patio, panelled fencing to boundaries, gated access to property frontage and a UPVC double glazed door to

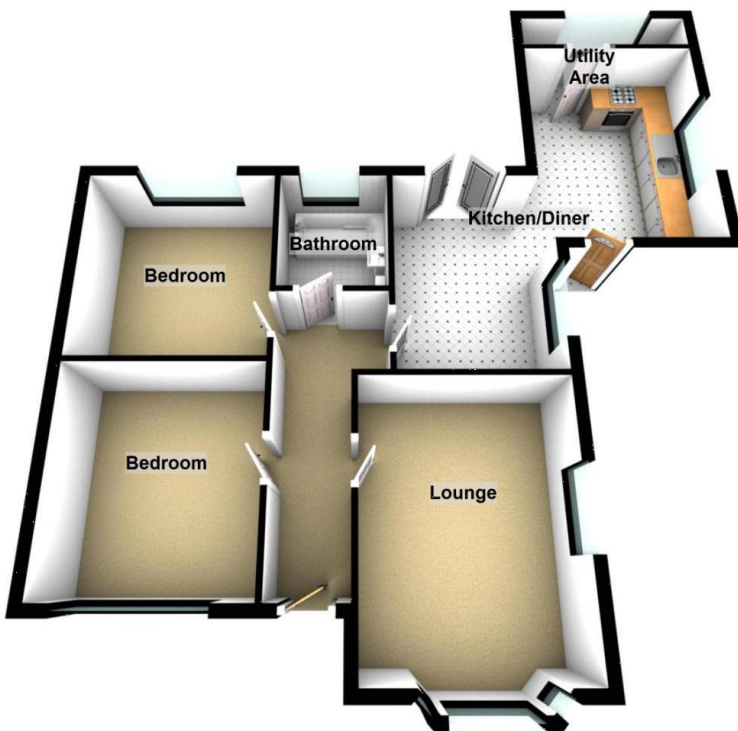


Block Built Outhouse/Home Office

With UPVC double glazed windows and power

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		87
(69-80)	C		
(55-68)	D	58	
(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.