



smarthomes

Egginton Road

Hall Green, Birmingham, B28 0LZ

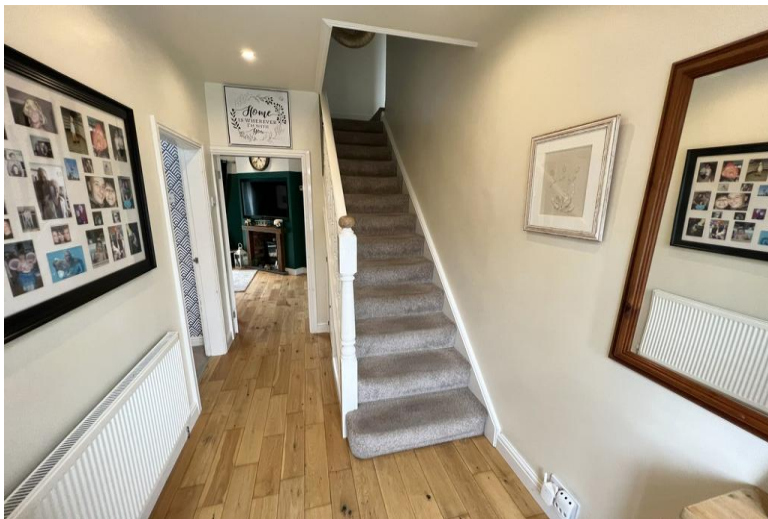
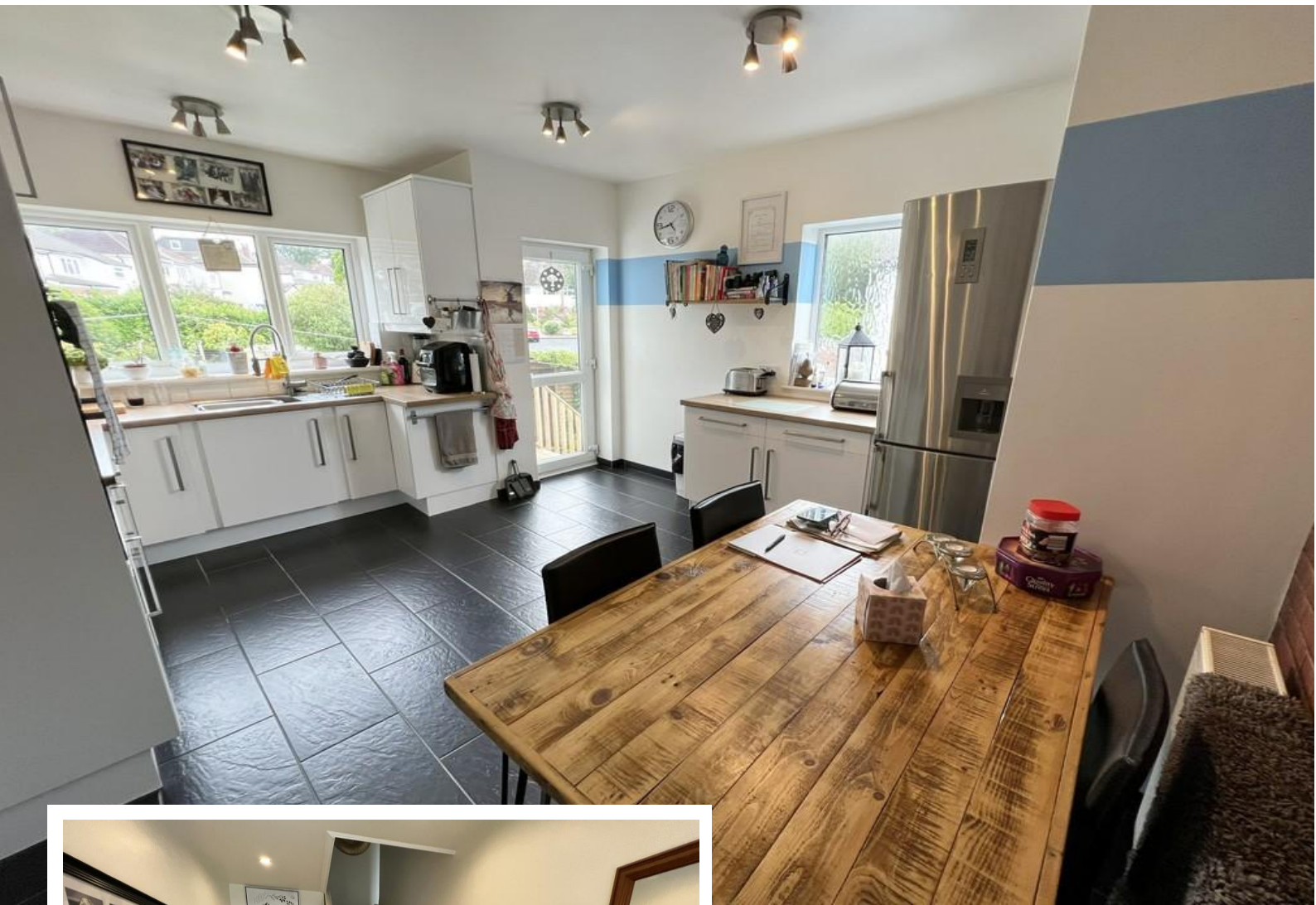
- An Extended Semi Detached Family Home
- Five Bedrooms
- Two Reception Rooms & Breakfast Kitchen
- Four Piece Family Bathroom
- Landscaped

£410,000

EPC Rating - 58

Current Council Tax Band - C





Property Description

The property is set on a corner plot, back from the road behind a block paved driveway providing off road parking extending to UPVC obscure double glazed door leading through to

Entrance Hallway

With LED downlighters, solid oak flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room One to Front

14' 1" into bay x 10' 2" (4.3m x 3.1m) With double glazed bay window to front elevation, ceiling light point and radiator

Reception Room Two to Rear

13' 5" x 12' 9" (4.1m x 3.9m) With double glazed French doors leading out to the rear garden, vertical radiator, picture rail, solid oak flooring, fireplace with tiled hearth and wooden surround, ceiling spot lights and opening into



Utility Area to Rear

6' 6" x 7' 10" (2.0m x 2.4m) With double glazed window to rear, wall and base units, laminate work surface, sink and drainer unit, space and plumbing for washing machine and tumble dryer, tiled splashback, wall mounted Worcester Bosch boiler, laminate flooring and door leading into

Breakfast Kitchen to Rear

15' 1" x 12' 5" (4.6m x 3.8m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level oven and grill, space for fridge freezer, under-cupboard lighting, radiator, ceiling light points, tiled flooring, double glazed windows to side and rear and double glazed door leading out to the rear garden



Guest WC

With obscure double glazed window to side, low flush WC, tiling to half height, tiled flooring and ceiling light point

Accommodation on the First Floor

Landing

With spot lights, loft access and doors leading off to



Dual Aspect Bedroom One

12' 5" x 11' 1" (3.8m x 3.4m) With double glazed windows to side and rear elevations, radiator, ceiling light point and built-in wardrobes with mirrored sliding doors

Bedroom Two to Front

14' 1" into bay x 10' 5" (4.3m x 3.2m) Having a double glazed bay window to front elevation with built-in seat, radiator, ceiling light point and built-in vanity area



Bedroom Three to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, radiator, laminate flooring, ceiling light point and built-in wardrobes with mirrored sliding doors

Bedroom Four to Front

11' 5" x 7' 6" (3.5m x 2.3m) With double glazed window to front elevation, radiator and ceiling light point

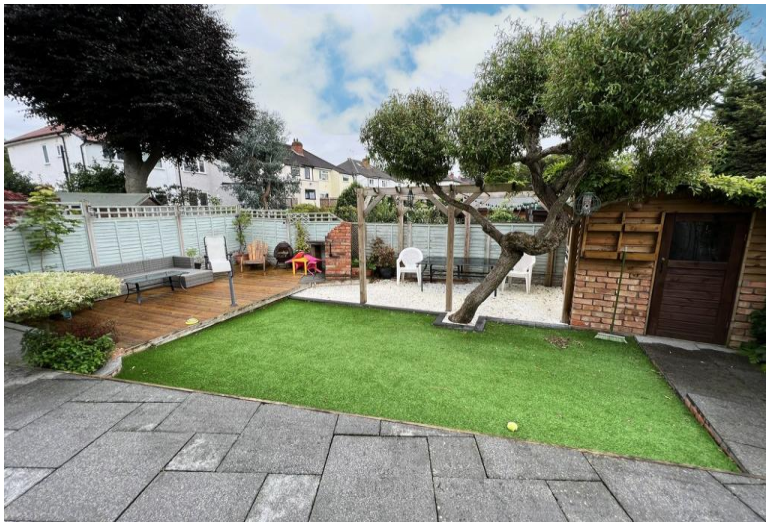


Bedroom Five to Front

7' 10" x 5' 6" (2.4m x 1.7m) With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

10' 2" x 6' 6" (3.1m x 2.0m) Being fitted with a four piece white suite comprising; panelled bath with centralised mixer tap, low flush WC, pedestal wash hand basin and shower cubicle with thermostatic shower, with tiling to walls, non-slip flooring, obscure double glazed window to rear, ladder style radiator and ceiling light point



Landscaped South East Facing Rear Garden

Having timber stairs leading down to a paved patio area ideal for entertaining, decked terrace, artificial lawned area, pergola, stone chipping borders, brick built barbeque, fencing to boundaries, a variety of mature shrubs and bushes, outside tap, gated side access and brick & timber built outside bar area

Garage/Store

With folding doors to driveway, lighting 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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(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
Soliuhll
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.