



smarthomes

Highfield Road

Hall Green, Birmingham, B28 0BU

- A Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Dining Kitchen

£425,000

EPC Rating TBC

Current Council Tax Band D





Property Description

The property is set back from the road behind a gravelled fore garden and block paved driveway providing off road parking extending to gated side access, garage doors and glazed double doors leading into

Enclosed Porch

With window to front, flagstone flooring, lighting and obscure glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, Sapele hardwood flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to





Reception Room One to Front

14' 9" x 11' 5" (4.5m x 3.5m) With double glazed window to front elevation, ceiling light point with decorative rose, coving to ceiling, wood effect flooring, radiator and feature fireplace with marble hearth and wooden mantle

Reception Room Two to Rear

17' 8" x 11' 5" (5.4m x 3.5m) With double glazed patio doors leading out to the rear garden, wood effect flooring, ceiling light point with decorative rose, coving to ceiling, radiator and gas fireplace with marble hearth and wooden surround



Dining Kitchen to Rear

21' 3" x 8' 6" (6.5m x 2.6m) Being fitted with a range of wall, drawer and base units incorporating display shelving and glazed display cupboards with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted Worcester boiler, radiator, ceiling light points, coving to ceiling, wood effect flooring, double glazed windows to rear and side elevations and obscure glazed door to side



Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Rear

17' 8" x 11' 5" (5.4m x 3.5m) With double glazed window to rear elevation, radiator, ceiling light points, dado rail and coving to ceiling

Bedroom Two to Front

14' 9" x 11' 5" (4.5m x 3.5m) With double glazed window to front elevation, radiator, ceiling light point, dado rail and useful storage cupboard with window to rear



Bedroom Three to Front

8' 2" x 9' 10" (2.5m x 3.0m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

10' 5" x 8' 6" (3.2m x 2.6m) With double glazed window to rear elevation, radiator, ceiling light point and built-in storage cupboard



Family Shower Room

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a white suite comprising of; walk-in double shower enclosure with thermostatic rainfall shower and pedestal wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to side, ladder style radiator and spot lights to ceiling

Separate WC

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



Good Size Rear Garden

Being approximately 200ft in length and mainly laid to lawn with paved patio areas, block paved pathway, a variety of mature shrubs and bushes, brick built out-building used for storage and hedging to boundaries

Garage

15' 8" x 8' 6" (4.8m x 2.6m) With double garage doors to driveway, ceiling light point and wooden double doors to inner lobby area with access to gardeners WC and two useful storage areas

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 - D

