



smarthomes

Studland Road

Hall Green, Birmingham, B28 8NW

- A Well Presented Semi Detached Family Home
- Three Good Size Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Shower Room

Offers Over £315,000

EPC Rating - 62

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 side access to garden and garage and feature storm porch with attractive double glazed front door leading through to

Entrance Hall

With spot lights to ceiling, feature windows to front, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard housing Baxi boiler, vertical radiator and part glazed doors leading off to



Through Lounge Diner

26' 3" x 11' 0" (8m x 3.35m) With wood effect flooring, double glazed bay window to front elevation, two vertical radiators, a range of ceiling light points and double glazed windows incorporating French doors leading out to the rear garden



Re-Fitted Kitchen to Rear

8' 3" x 6' 3" (2.51m x 1.91m) Being fitted with a range of attractive wall, drawer and base units with complementary stone effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with feature splashback and extractor canopy over, inset electric oven, space and plumbing for dishwasher, ceiling light point, tiled flooring and double glazed window to rear elevation

Accommodation on the First Floor

Landing

With ceiling light point, enlarged loft hatch with drop down ladder to insulated and boarded loft space, obscure double glazed window to side and doors leading off to



Bedroom One to Rear

11' 5" x 11' 1" (3.48m x 3.38m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

14' 0" x 11' 1" (4.27m x 3.38m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Three to Front

8' 8" x 6' 3" (2.64m x 1.91m) With double glazed window to front elevation, radiator and ceiling light point



Re-Fitted Family Shower Room to Rear

8' 3" x 6' 3" (2.51m x 1.91m) Being re-fitted with a three piece white suite comprising of; over-sized shower cubicle with thermostatic rainfall shower, low flush WC and floating vanity wash hand basin with complementary marble effect tiling to water prone areas and floor, obscure double glazed window to rear, extractor, ladder style radiator and spot lights to ceiling



Rear Garden

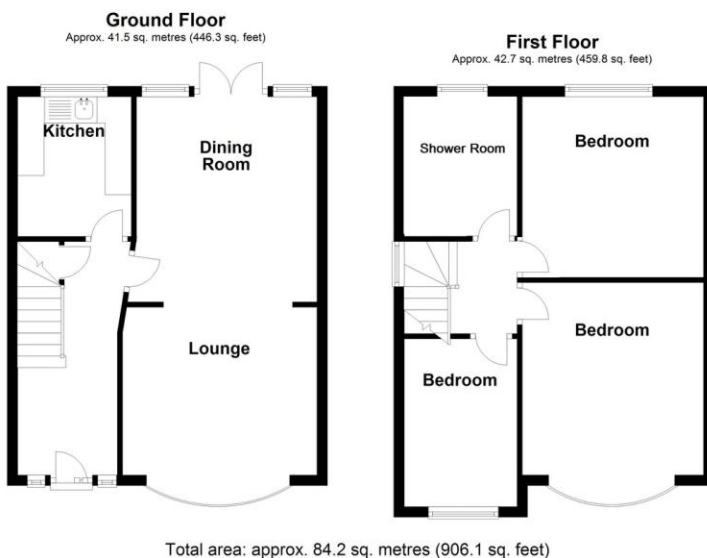
Being mainly laid to lawn with paved patio, access to garage, mature trees and bushes, fencing to boundaries and gated access to side

Garage

Being brick built with door to garden, window to rear and garage doors to side access

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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