



smarthomes

## Littleover Avenue

Hall Green, Birmingham, B28 9HR

- An Extended Semi Detached Property
- Three Bedrooms
- Extended Kitchen
- Large Rear Garden

**£330,000**

EPC Rating 54

Current Council Tax Band C





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, tiled flooring and obscure glazed door leading through to

### Entrance Hallway

With ceiling light point, coving to ceiling, radiator, obscure window to front, stairs leading to the first floor accommodation and doors leading off to



### Through Lounge Diner

29' 2" x 10' 9" (8.9m x 3.3m) With double glazed sliding patio doors leading out to the rear garden, double glazed bay window to front elevation, ceiling light points, coving to ceiling, radiator, wood effect flooring and wall lighting

### Guest WC

With tiling to walls, vanity wash hand basin, WC with enclosed cistern and lighting

### Extended Kitchen to Rear

10' 5" x 10' 2" (3.2m x 3.1m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to walls, four ring gas hob with extractor over, inset eye-level Bosch double oven and grill, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, ceiling light points, tiled flooring, two double glazed windows to rear and obscure glazed door to side



### Accommodation on the First Floor

#### Landing

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



#### Bedroom One to Rear

13' 5" x 10' 9" (4.1m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point

#### Bedroom Two to Front

14' 9" x 10' 5" (4.5m x 3.2m) With double glazed bay window to front elevation, radiator, two ceiling light points and a range of fitted furniture

#### Bedroom Three to Front

8' 2" x 6' 10" (2.5m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point



#### Separate WC

With double glazed window to side, low flush WC, tiling to walls and floor and ceiling light point



### Re-Fitted Family Shower Room to Rear

7' 2" x 5' 10" (2.2m x 1.8m) Being re-fitted with a corner shower cubicle with thermostatic shower, vanity wash hand basin, a range of fitted storage, complementary tiling to walls and floor, obscure double glazed window, ladder style radiator, ceiling light point and loft access

### Large Rear Garden

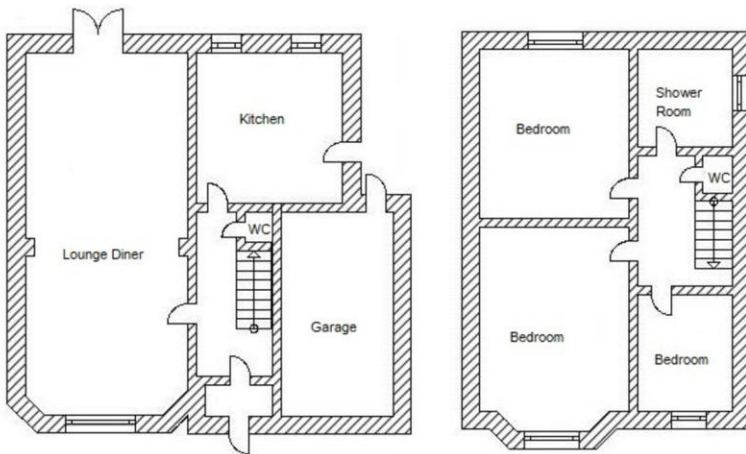
Being approximately 200ft in length and mainly laid to lawn with paved patio, fencing and hedging to boundaries, paved pathway, aluminium shed, security lighting, outside tap and mature trees, bushes and shrubs

### Garage

With ceiling light point, power-points and up and over garage door 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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.