



smarthomes

## Acheson Road

Hall Green, Birmingham, B28 0TR

- A Beautifully Presented Semi Detached Family Home
- Three Bedrooms
- Re-Fitted Dining Kitchen
- Re-Fitted Four Piece Family Bathroom
- South East Facing Landscaped Rear Garden

**£315,000**

EPC Rating 55

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 gated side access to rear garden and UPVC double glazed door leading into

### Enclosed Porch

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

### Entrance Hallway

With ceiling light points, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wood effect flooring and contemporary doors leading off to







### **Attractive Lounge to Front**

13' 6" x 11' 4" (4.11m x 3.45m) With ceiling light point, radiator, double glazed bay window to front elevation with bespoke blinds and feature recessed fireplace



### **Re-Fitted Dining Kitchen to Rear**

9' 10" x 18' 8" (3m x 5.69m) Being re-fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary marble effect work surfaces and matching upstands, inset ceramic sink with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, integrated fridge freezer and dishwasher, cupboard housing Worcester boiler, double glazed window to rear elevation, radiator, ceiling light points, tiled flooring and double glazed bay incorporating UPVC double glazed door leading out to the South East facing rear garden



### **Accommodation on the First Floor**

#### **Landing**

With obscure double glazed window to side, access to loft space and contemporary doors leading off to

#### **Bedroom One to Rear**

12' 7" x 12' 0" (3.84m x 3.66m) With double glazed bay window to rear elevation, radiator, ceiling light point and range of fitted furniture



#### **Bedroom Two to Front**

14' 1" x 10' 2" (4.29m x 3.1 m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

#### **Bedroom Three to Front**

7' 11" x 6' 11" (2.41m x 2.11 m) With double glazed window to front elevation, radiator and ceiling light point





### Re-Fitted Four Piece Family Bathroom to Rear

Being fitted with a four piece white suite comprising; panelled bath, WC with enclosed cistern, vanity wash hand basin and over-sized shower cubicle with thermostatic shower, with complementary tiling to walls and floor, obscure double glazed windows to side and rear elevations, ladder style radiator, extractor and spot lights to ceiling



### Landscaped South East Facing Rear Garden

Being mainly laid to lawn with feature pressed concrete patio, slate borders, fencing to boundaries, timber shed with power, external power points and double gates to rear leading to additional vehicle access ideal for trailer storage and pre-fabricated garage with up and over garage door to rear vehicle 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(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.