



smarthomes

## Solihull Lane

Hall Green, Birmingham, B28 9LT

- An Extended Semi-Detached Property
- Requiring Refurbishment Throughout
- Three Bedrooms
- Extended Kitchen

**Auction Guide Price £200,000**

EPC Rating - 59

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a paved and tarmac driveway providing off road parking leading to a further shared driveway giving access to garage. Mature shrubs and bushes and a glazed sliding patio door leads into

### Porch

With tiled flooring, light point and further wooden door into

### Entrance Hallway

With an original single glazed window with coloured glass to front, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage area and doors leading off to



### Through Lounge/Diner

27' 6" x 11' 5" (8.4m x 3.5m) With a double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, two fireplaces and access to

### Sun Room

10' 9" x 7' 10" (3.3m x 2.4m) With single glazed windows to rear elevation, wooden door leading to rear garden, radiator, ceiling light point and opening into



### Extended Kitchen to Rear

17' 8" x 5' 10" (5.4m x 1.8m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space and plumbing for washing machine and dishwasher, tiling to splash back areas, ceiling light points, wall mounted gas contra heating boiler, windows to the side and rear aspects and a wooden door leading to garden



### Landing

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

### Bedroom One to Front

14' 5" x 11' 1" (4.4m x 3.4m) With double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Two to Rear

12' 1" x 11' 5" (3.7m x 3.5m) With a hardwood framed single glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Front

7' 10" x 6' 2" (2.4m x 1.9m) With a hardwood framed single glazed window to front elevation, radiator and ceiling light point



### Shower Room to Rear

9' 6" x 5' 6" (2.9m x 1.7m) Being fitted with a white suite comprising of a large walk in shower, pedestal wash hand basin and a low flush W.C. Radiator, ceiling light point and obscure windows to the side and rear elevations

### Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio areas, planted shrubs and bushes, panelled fencing to boundaries and wooden door leading to



### Garage

Being accessed via a shared driveway with wooden side hung doors

### Tenure

We are advised by the vendor that the property is currently leasehold with approx. 95 years remaining on the lease however is being sold as freehold upon completion 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 - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(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

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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.