



smarthomes

## Dalbury Road

Hall Green, Birmingham, B28 0NF

- An Extended & Well Presented Semi-Detached Family Home
- Three Good Size Bedrooms
- Two Reception Rooms
- Extended Fitted Kitchen

**£343,000**

EPC Rating - 54

Current Council Tax Band - D





## Property Description

An extended and well presented semi-detached family home benefiting from CCTV and no upward chain. Offering accommodation comprising two reception rooms, extended fitted kitchen, three good size bedrooms, dressing area, modern family bathroom, South facing rear garden, driveway parking and side garage with guest W.C

The property is set back from the road behind a tarmac driveway providing off road parking extending to UPVC double glazed door leading into

### Enclosed Porch

With a further glazed door with matching side windows leading to

### Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to



### Reception Room One to Front

13' 2" x 11' 6" (4.01m x 3.51m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, laminate flooring and an open style fire with a decorative log burning style fire and oak mantle over

### Extended Reception Room Two to Rear

21' 2" x 10' (6.45m x 3.05m) With UPVC double glazed sliding patio doors leading to rear garden, Velux roof window, wall mounted radiator, wall and ceiling light points and a wooden fire surround with marble hearth and a decorative log burning style fire



### Extended Fitted Kitchen to Rear

16' 10" x 6' 9" (5.13m x 2.06m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, space and plumbing for washing machine and slimline dishwasher, tiling to splash back areas and floor, radiator, pantry cupboard, ceiling light point and spot lights, Velux roof window, UPVC double glazed window to the rear aspect and door to garage



### First Floor Landing

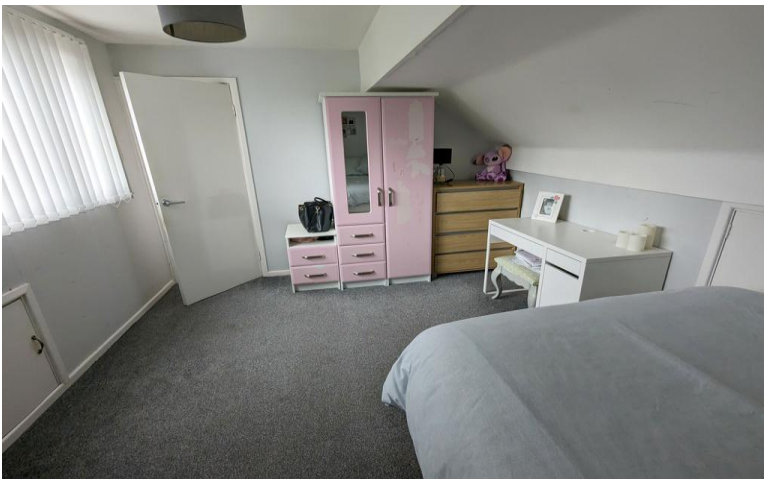
With stairs rising to second floor, ceiling light point, double glazed window to side, radiator and doors leading off to

### Bedroom One to Front

13' 2" x 10' 7" (4.01m x 3.23m) With double glazed bay window to front elevation, radiator, ceiling light point and opening into

### Dressing Area

7' 10" x 7' (2.39m x 2.13m) With double glazed window to front elevation, radiator, ceiling light point and a range of built in wardrobes and dressing table



### Bedroom Two to Rear

13' x 10' 7" (3.96m x 3.23m) With double glazed window to rear elevation, radiator and ceiling light point



### Modern Family Bathroom to Rear

8' 7" x 6' 11" (2.62m x 2.11m) Being fitted with a modern white suite comprising of a panelled whirlpool bath, separate shower enclosure, feature vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations

### Second Floor Bedroom Three to Rear

14' x 10' 4" (4.27m x 3.15m) With some reduced head height, double glazed dormer window to rear elevation, eaves storage, radiator and ceiling light point



### South Facing Rear Garden

Being mainly laid to lawn with paved patio area, blue slate chipped borders, planted shrubs and bushes, timber storage shed and panelled fencing to boundaries

### Garage

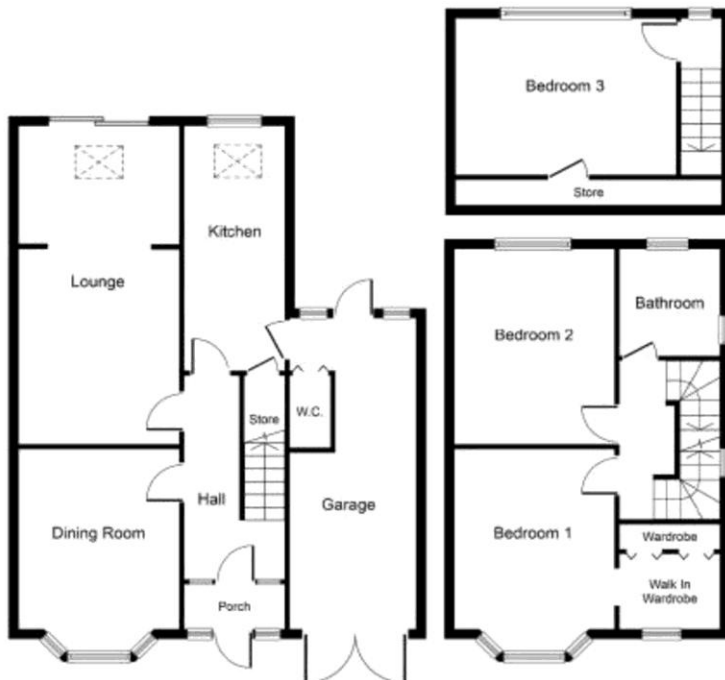
22' max x 6' 3" (6.71m max x 1.91m) Located at the side of the property with side hung doors to property frontage, ceiling light point, courtesy door to kitchen, double glazed door and window to rear and door to

### Guest W.C

With a low flush W.C, wall mounted wash hand basin and tiling to splash back 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 vendor. Current council tax band - D



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>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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