



smarthomes

Baldwins Lane

Hall Green, Birmingham, B28 0RQ

- A Well Presented Semi Detached Property
- Three Double Bedrooms
- Lounge/Diner
- Fitted Kitchen

Offers in Region of £260,000

EPC Rating - 58

Current Council Tax Band - C





Property Description

The property is set back from the road behind a paved and block paved driveway providing off road parking with a raised gravelled garden area to side and steps raising to a UPVC double glazed door with matching side window leading into

Enclosed Porch

With laminate flooring and a single glazed hardwood door leading to

Entrance Hallway

With laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and glazed door leading off to



Dining Room to Rear

13' 9" x 10' 2" (4.2m x 3.1m) With double glazed patio doors leading to rear garden, wall mounted radiator, ceiling light point, laminate flooring, inset fire with hearth and glazed double doors leading to



Lounge to Front

13' 5" x 11' 9" (4.1m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring and ceiling light point

Fitted Kitchen to Rear

10' 2" x 7' 10" (3.1m x 2.4m) 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, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed door and window to the rear aspect



Landing

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

Bedroom One to Front

16' 4" x 9' 10" (5m x 3m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, built in storage cupboard, radiator and ceiling light point



Bedroom Three to Front

8' 6" x 8' 2" (2.6m x 2.5m) With double glazed window to front elevation, radiator and ceiling light point



Modern Family Shower Room to Rear

7' 10" x 7' 2" (2.4m x 2.2m) Being fitted with a modern white suite comprising of a walk shower enclosure with aqua panelling, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure double glazed window to the rear elevation

Good Size Rear Garden

Being mainly laid to lawn with a crazy paved patio, cold water tap, planted shrubs and panelled fencing to boundaries

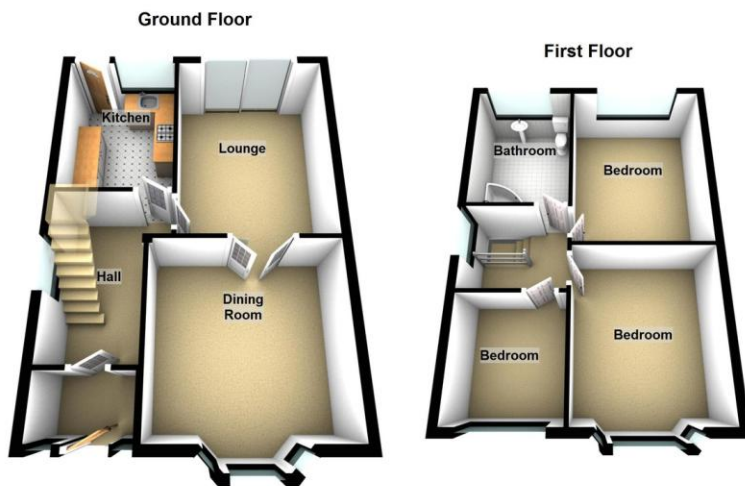


Tandem Garage

25' 7" x 7' 10" (7.8m x 2.4m) Located at the side of the property with an up and over door for vehicular access, two ceiling light points, UPVC double glazed window to rear and courtesy UPVC double glazed door leading to rear garden

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) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
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.