



smarthomes

Stonerwood Avenue

Hall Green, Birmingham, B28 0AY

- An Extended & Well Presented Semi-Detached Family Home
- Four Bedrooms
- Open Plan Family Dining Kitchen
- Luxury Four Piece Family Bathroom
- Large South West Facing Rear Garden

£475,000

EPC Rating - 59

Current Council Tax Band - D





Property Description

The property is set back from the road behind a deep block paved driveway providing off road parking extending to up and over garage door and composite front door leading through to

Entrance Hall

With stripped timber flooring, spindle balustrade staircase leading to first floor accommodation with useful under-stairs storage cupboard, contemporary radiator, ceiling light points and doors leading off to

Lounge to Front

15' 5" x 11' 1" (4.7m x 3.4m) With stripped timber flooring, superb marble fire surround with gas fire, radiator with decorative cover, ceiling spot lights, coving to ceiling and refurbished hardwood bay window to front elevation



Open Plan Family Dining Kitchen to Rear

Family Area

28' 4" x 11' 2" (8.64m x 3.4m) Having a feature log burner with brick surround and wooden mantle, spot lights to ceiling, impressive roof lantern, double glazed window to rear, double glazed French doors to garden, wooden flooring, contemporary radiator and being open plan to

Dining Kitchen

17' 7" x 14' 2" (5.36m x 4.32m) Being fitted with a comprehensive range of wall, drawer and base units incorporating glazed display cabinets and pewter style door furnishings, marble worktops with matching splashbacks, gas hob with extractor over, island with inset sink and breakfast bar seating area, integrated dishwasher, space for American style fridge freezer, tiled flooring, ceiling light points, two contemporary radiators, self cleaning glazed roof and double glazed windows with French doors leading out to the South West facing rear garden



Ground Floor Wet Room

Having a low flush WC, wash hand basin and shower area with floor drain and electric shower, tiling to walls and floor and ceiling light point

Accommodation on the First Floor

Landing

With frosted window to side, inset down lighters and doors radiating off to



Bedroom One to Front

15' 5" x 11' 4" (4.7m x 3.45m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

9' 10" x 10' 11" (3m x 3.33m) With double glazed bay window to rear elevation, radiator, ceiling light point and built-in wardrobes

Bedroom Three to Front

8' 10" x 7' 0" (2.69m x 2.13m) With double glazed window to front elevation, radiator, wood effect flooring and inset ceiling down lighters





Luxury Four Piece Family Bathroom to Rear
 8' 10" x 7' 0" (2.69m x 2.13m) Being fitted with a four piece suite comprising; low flush WC, freestanding roll top bath, vanity wash hand basin and over-sized shower cubicle with thermostatic rainfall shower and additional shower attachment, ceiling down lighters, radiator, obscure double glazed window to rear with American style shutters, further obscure window to front, polished tiling to floor and tiling to water prone areas

Accommodation on the Second Floor

Bedroom Four to Rear
 With double glazed dormer window to rear elevation with American style shutters, radiator, inset ceiling down lighters, access to remainder of roof space and door leading into

Walk-In Dressing Room & WC
 With Velux window to front elevation, built-in WC and wash hand basin.

Rear Garden
 Having an extensive lawned area with paved patio, fencing to boundaries and mature trees and shrubs



Garage
 14' 7" x 7' 5" (4.44m x 2.26m) With wall mounted boiler, wall and base units, sink and drainer unit, space and plumbing for washing machine, power and light points

Tenure We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(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.