



smarthomes



- A Well Presented & Extended Semi Detached Family Home
- Three Double Bedrooms
- Three Reception Rooms
- Extended Kitchen

Petersfield Road, Hall Green, Birmingham, B28 0BG

A well presented & extended semi detached family home with three double bedrooms, three reception rooms, guest WC, extended kitchen, storage/box room, family shower room, rear garden, garage/store room and off road parking

£415,000

EPC Rating - 38

Current Council Tax Band - D



Property Description

DRAFT SALES PARTICULARS

The property is set back from the road behind a block paved driveway providing off road parking extending to up and over garage door to storage, gated side access, external lighting and canopy porch with obscure double glazed composite front door leading through to

Entrance Hallway

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





Reception Room One to Front

16' 4" x 11' 5" (5.0m x 3.5m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and gas fireplace with tiled hearth and wooden surround



Reception Room Two to Rear

15' 1" x 14' 1" (4.6m x 4.3m) With double glazed window to rear, double glazed sliding patio doors leading out to the rear garden, radiator, wall lighting, ceiling light point and coving to ceiling



Reception Room Three

11' 1" x 8' 10" (3.4m x 2.7m) With double glazed window to side elevation, radiator, coving to ceiling, ceiling light point, wood effect flooring, door to guest WC and archway leading through to

Extended Kitchen to Rear

11' 9" x 7' 10" (3.6m x 2.4m) Being fitted with a range of high gloss wall, drawer and base units with complementary marble effect laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor canopy over, space and plumbing for washing machine, radiator, ceiling light point, double glazed windows to rear and UPVC double glazed door leading out to the rear garden

Guest WC

With obscure double glazed window to side, low flush WC, aqua-panelling to walls, vanity wash hand basin, ladder style heated towel rail, ceiling light point and wood effect flooring

Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Front

16' 4" x 9' 6" (5.0m x 2.9m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of built-in wardrobes

Bedroom Two to Rear

14' 9" x 12' 9" (4.5m x 3.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

11' 1" x 8' 10" (3.4m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point

Storage/Box Room to Front

14' 1" x 5' 6" (4.3m x 1.7m) With double glazed window to front elevation, radiator and ceiling light point

Family Shower Room

9' 6" x 7' 6" (2.9m x 2.3m) Being fitted with a three piece white suite comprising of; over-sized shower cubicle with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to walls, two obscure double glazed windows to side, ladder style radiator and ceiling light point

Rear Garden

Being approximately 100ft in length and mainly laid to lawn with block paved patio, fencing to boundaries and timber potting shed

Garage/Store Room

13' 9" x 7' 6" (4.2m x 2.3m) With metal up and over garage door to driveway, ceiling light point, radiator, cupboard housing Worcester Bosch boiler and door to entrance hallway

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)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(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.