



smart homes

## Priory Road

Hall Green, Birmingham, B28 0SZ

- A Well Presented Semi Detached Property
- Three Bedrooms
- Attractive Lounge
- Dining Kitchen

**£240,000**

EPC Rating 70

Current Council Tax Band B





## Property Description

The property is set back from the road behind a block paved fore garden extending to gated side access and UPVC double glazed double doors leading into

### Enclosed Porch

With double glazed windows, wood effect flooring and hardwood door with obscure glazed inserts leading through to

### Entrance Hallway

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



### **Lounge to Front**

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed window to front elevation, ceiling light point, radiator, electric fire suite and attractive part glazed double doors leading through to



### **Dining Kitchen to Rear**

14' 5" x 15' 5" (4.4m x 4.7m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with feature glazed splashback and extractor canopy over, inset eye-level oven and grill, space and plumbing for washing machine, wall mounted Potterton boiler, radiator, spot lights to ceiling, wood effect flooring, double glazed window to rear, double glazed bay incorporating French doors leading out to the generous rear garden and door leading into



### **Guest WC**

With low flush WC, vanity sink with tiling to splashback, wood effect flooring, extractor and ceiling light point

### **Accommodation on the First Floor**



### **Landing**

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

### **Bedroom Two to Rear**

14' 5" x 9' 6" (4.4m x 2.9m) With double glazed bay window to rear elevation, radiator and ceiling light point

### **Bedroom Two to Front**

13' 5" x 8' 10" (4.1m x 2.7m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted wardrobes



**Bedroom Three to Front**

7' 2" x 6' 2" (2.2m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point

**Family Bathroom to Rear**

7' 10" x 5' 2" (2.4m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over and glazed screen, low flush WC and vanity wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, ladder style radiator and ceiling light point



**Generous Rear Garden**

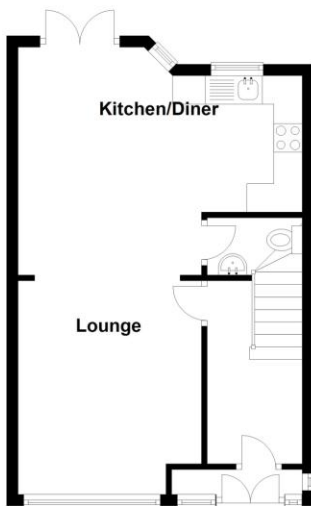
Being mainly laid to lawn with paved patio areas, paved pathway, fencing and hedging to boundaries, aluminium shed, gated side access and further terrace to rear

**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 Nigel Hodges. Current council tax band – B.

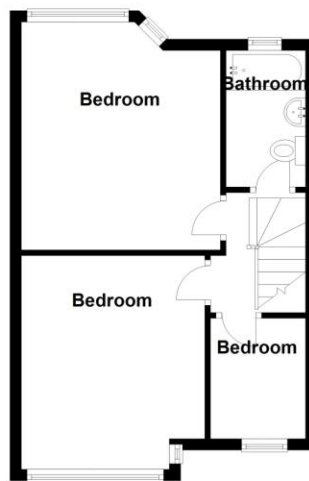
**Ground Floor**

Approx. 38.1 sq. metres (410.0 sq. feet)



**First Floor**

Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 74.8 sq. metres (804.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(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	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.