



smarthomes

## Lakey Lane

Hall Green, Birmingham, B28 8QU

- A Well Presented End Terrace Property
- Two Double Bedrooms
- Lounge
- Breakfast Kitchen

**£200,000**

EPC Rating - 50

Current Council Tax Band - B





## Property Description

The property is set back from the road behind a lawned fore garden with paved pathway extending to feature canopy porch with UPVC obscure double glazed door leading through to



## Entrance Hallway

With tiled flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard having space and plumbing for washing machine and attractive oak doors leading off to



### **Lounge to Rear**

12' 9" x 12' 9" (3.9m x 3.9m) With double glazed sliding patio doors leading out to the rear garden, wood effect flooring, coving to ceiling, ceiling light point and attractive oak door leading through to



### **Breakfast Kitchen**

19' 0" x 7' 6" (5.8m x 2.3m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, space for fridge freezer, radiator, ceiling light point, part tiled and part wood effect flooring, double glazed window to front and double glazed sliding patio doors leading out to the rear garden

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



### **Landing**

With obscure double glazed window to front, contemporary radiator, two ceiling light points, airing cupboard housing boiler and doors leading off to

### **Bedroom One to Rear**

12' 5" x 12' 5" (3.8m x 3.8m) With double glazed window to rear elevation, radiator and ceiling light point



### **Bedroom Two to Rear**

12' 5" x 10' 2" (3.8m x 3.1m) With double glazed window to rear elevation, radiator, loft access and ceiling light point



### Shower Room to Front

5' 10" x 4' 7" (1.8m x 1.4m) Having an over-sized walk-in shower enclosure with thermostatic shower, vanity wash hand basin with drawers below, complementary tiling to walls and floor, obscure double glazed window to front, ladder style radiator and ceiling light point



### Separate WC

With low flush WC, wall mounted corner wash hand basin, tiling to walls, obscure double glazed window to front, tiled flooring and ceiling light point

### Rear Garden

Being mainly laid to lawn with paved patio, gated access to rear and door to concrete built storage shed

### 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 – B.



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>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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