



Lakey Lane Hall Green, Birmingham, B28 8QU

smarthomes

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

EPC Rating - 50 Current Council Tax Band - B

£200,000



Lakey Lane, Hall Green, Birmingham, B28 8QU





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 eyelevel 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

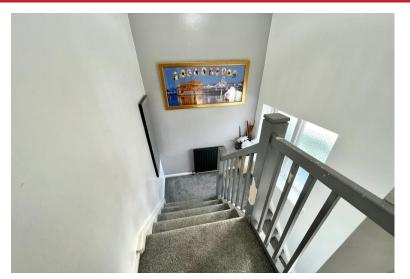
With obscure double glazed window to front, contemporary radiator, two ceiling light points, airing cupboard housing boiler and doors leading off to

Bedroom One to Rear

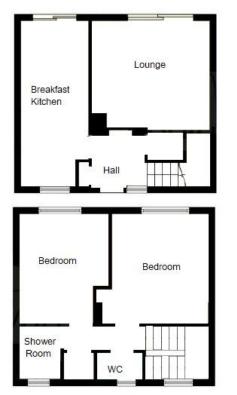
12' 5" x 12' 5" (3.8m x 3.8m) With double glazed window to rear elevation, radiator and ceiling light point

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







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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

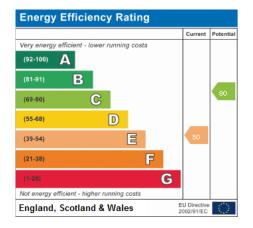
With low flush WC, wall mounted corner wash hand basin, tiling to walls, obscure double glazed window to front, tiled flooring and ceiling light point

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.



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 now ever, we advise and recommend that your conveyancer and or surveyor verifies all nformation supplied. All measurements are approximate are 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.