



smarthomes

Stonor Road

Hall Green, Birmingham, B28 0QG

- A Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

£315,000

EPC Rating - 45

Current Council Tax Band - D





Property Description

The property is set back from the road behind a paved driveway providing off road parking with shrub borders and obscure UPVC double glazed double doors with matching side windows leading into

Entrance Hallway

With tiled flooring. two ceiling light points, radiator, stairs leading to the first floor accommodation, courtesy door to garage and door leading off to



Reception Room One to Front

13' 1" x 11' 11" (3.99m x 3.63m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator and ceiling light point



Reception Room Two to Rear

13' 11" x 10' 2" (4.24m x 3.1m) With UPVC double glazed sliding patio doors leading to rear, laminate flooring, wall mounted radiator and ceiling light point



Re-Fitted Kitchen to Rear

10' 4" x 8' 1" (3.15m x 2.46m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding cooker with extractor hood over, wall mounted gas central heating boiler, tiling to splash back areas, tile effect flooring, ceiling light point and a UPVC double glazed door and window to the rear aspect



Landing

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



Bedroom One to Front

16' 7" x 11' 10" (5.05m x 3.61m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 10" x 11' (3.61m x 3.35m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 1" x 6' 9" (2.77m x 2.06m) With double glazed window to front elevation, radiator and ceiling light point



Re-fitted Family Bathroom

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and obscure double glazed windows to the side and rear elevations



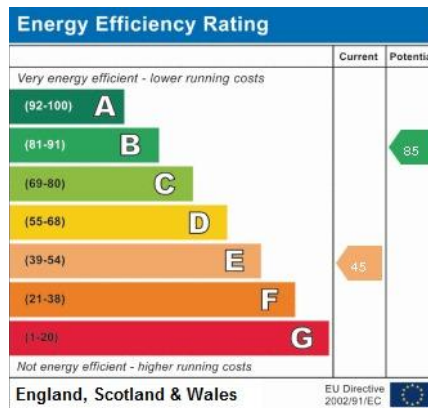
West Facing Rear Garden

Being mainly laid to lawn with crazy paved patio, sun canopy and panelled fencing and hedging to boundaries

Garage

28' 11" x 8' 10" max (8.81m x 2.69m max) Located at the side of the property with an up and over door to property frontage and courtesy access to hallway and 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 vendor. Current council tax band - D



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