



smarthomes

School Road

Hall Green, Birmingham, B28 8JF

- A Beautifully Presented & Extended Semi-Detached Dares Family Home
- Three Double Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Shower Room

£335,000

EPC Rating - 67

Current Council Tax Band - C





Property Description

The property is set back from the road behind a tarmacadam driveway providing off road parking with a laid lawn area to side and an open porch with a composite front door with matching double glazed side windows leading into

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and oak door leading off to

Reception Room One to Front

14' 5" x 12' 1" (4.4m x 3.7m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator, ceiling light point and a wall mounted electric fire



Reception Room Two to Rear

14' 5" x 11' 5" (4.4m x 3.5m) With UPVC double glazed French doors with matching side windows leading to rear garden, laminate flooring, wall mounted radiator, ceiling light point and an open fireplace with wooden surround, tiled inlay and marble hearth

Re-Fitted Kitchen to Rear

8' 6" x 8' 2" (2.6m x 2.5m) 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 gas cooker with extractor hood over, space and plumbing for dishwasher, wood effect laminate flooring, ceiling light point, a UPVC double glazed window to the rear aspect and door to



Utility Room

21' 11" x 4' 11" (6.7m x 1.5m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, UPVC double glazed door to rear, two Velux roof windows, two central heating radiators, ceiling spot lights, door to garage and door to



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, radiator and ceiling light point

Landing

With ceiling light point, laminate flooring, a feature original obscure single glazed window with coloured glass to side, loft hatch and doors leading off to

Bedroom One to Front

15' 5" x 11' 5" (4.7m x 3.5m) With double glazed bay window to front elevation, laminate flooring, radiator and ceiling light point



Bedroom Two to Rear

14' 5" x 11' 5" (4.4m x 3.5m) With double glazed bay window to rear elevation, laminate flooring, radiator and ceiling light point



Dual Aspect Bedroom Three

8' 6" x 8' 2" (2.6m x 2.5m) With a double glazed window to rear elevation and obscure double glazed window to side, laminate flooring, radiator and ceiling light point

Re-Fitted Family Shower Room to Front

9' 10" x 6' 6" (3m x 2m) Being re-fitted with a modern white suite comprising of a large walk in shower with overhead monsoon soaker, wall mounted wash hand basin and a low flush W.C. Radiator, chrome heated towel rail, tiling to splash prone areas and floor with floor drain, ceiling spot lights and an obscure double glazed bay window to the front elevation



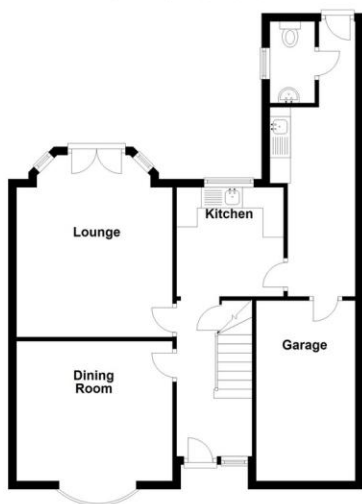
South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio areas, planted shrub borders, exterior lighting, feature pond, timber framed shed and panelled fencing to boundaries

Garage

15' 5" x 6' 2" (4.7m x 1.9m) Located at the side of the property with side hung doors to property frontage, wall mounted gas central heating boiler, cold water tap, ceiling light point and courtesy door to utility

Ground Floor
Approx. 67.8 sq. metres (729.3 sq. feet)



First Floor
Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 111.0 sq. metres (1195.1 sq. feet)

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 - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(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.