



smarthomes

Dalbury Road

Hall Green, Birmingham, B28 0NF

- An Extended & Well Presented Semi Detached Family Home
- Three Bedrooms
- Extended Breakfast Kitchen
- Two Reception Rooms
- Good Size South Facing Rear Garden

£360,000

EPC Rating 60

Current Council Tax Band C





Property Description

The property is set back from the road behind a blue slate chipping fore garden with circular Cotswold stone chipping area and mature tree, block paved driveway providing off road parking extending to metal garage doors and double glazed door leading into

Enclosed Porch

With double glazed windows and wooden door with obscure glazed inserts leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard housing Ferrolli boiler and glazed doors leading off to

Reception Room One to Front

12' 9" x 11' 5" (3.9m x 3.5m) With double glazed bay window to front elevation, coving to ceiling, ceiling light point with decorative rose, and radiator



Reception Room Two to Rear

13' 5" x 10' 2" (4.1m x 3.1m) With coving to ceiling, ceiling light point with decorative rose, picture rail, gas fireplace with marble hearth and wooden surround, radiator and double glazed windows incorporating French doors leading into

Conservatory

12' 9" x 8' 10" (3.9m x 2.7m) With double glazed windows, UPVC double glazed door leading out to the South facing rear garden, polycarbonate roof, wall lighting, power points and wood effect flooring



Extended Breakfast Kitchen to Rear

17' 4" x 6' 10" (5.3m x 2.1m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset electric oven, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge, breakfast bar area, ceiling light points, radiator, coving to ceiling, feature vaulted ceiling with Velux window, wood effect flooring, double glazed windows to side and rear elevations and part glazed door leading into conservatory



Accommodation on the First Floor

Landing

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

Bedroom One to Front

12' 9" x 10' 2" (3.9m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

12' 9" x 8' 6" (3.9m x 2.6m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes with sliding doors

Bedroom Three to Front

7' 6" x 6' 10" (2.3m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point



Separate WC

With obscure double glazed window to side, low flush WC, wood effect flooring and ceiling light point

Family Bathroom to Rear

6' 10" x 5' 10" (2.1m x 1.8m) Being fitted with a panelled bath with thermostatic shower over and glazed screen, pedestal wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, radiator and spot lights to ceiling



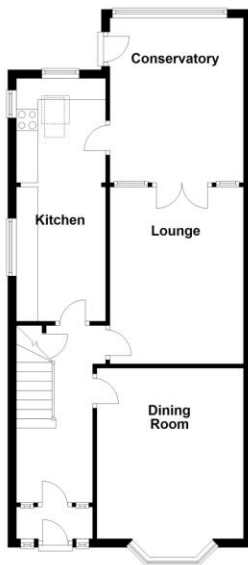
Good Size South Facing Rear Garden

Being mainly laid to lawn with paved patio, timber decked area, paved pathway, fencing to boundaries, gravel borders, paved terrace to rear, outside tap, mature shrubs and bushes, timber shed and UPVC obscure double glazed door to garage

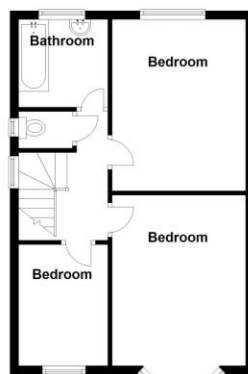
Garage

14' 1" x 6' 2" (4.3m x 1.9m) With metal garage doors to driveway, UPVC obscure double glazed door to rear garden, ceiling light point and power points

Ground Floor
Approx. 61.8 sq. metres (665.4 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 105.0 sq. metres (1130.7 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		86
(69-80) C		
(55-68) D	60	
(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.