



smarthomes

Blackburne Road

Hall Green, Birmingham, B28 0JD

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Fitted Kitchen/Diner
- Extensive Rear Garden

£320,000

EPC Rating - 64

Current Council Tax Band - C





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to UPVC double glazed door with matching side windows leading into

Enclosed Porch

With a further wooden door with obscure glazing leading to

Entrance Hallway

With ceiling light point, wood effect flooring, radiator, stairs leading to the first floor accommodation and a part glazed door leading off to



Lounge to Front

18' 0" x 10' 9" (5.5m x 3.3m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, ceiling light point and archway into



Fitted Kitchen/Diner to Rear

17' 0" x 9' 10" (5.2m x 3m) Being 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, space and plumbing for washing machine and dishwasher and space for tumble dryer. Partial tiling to floor and splash back areas, radiator, two ceiling light points, UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading to rear garden



Guest W.C

With a low flush W.C, tiled flooring, ceiling spot light and wall mounted radiator

Landing

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

Bedroom One to Front

14' 9" x 10' 5" (4.5m x 3.2m) With double glazed bay window to front elevation, wood effect flooring, radiator and ceiling light point



Bedroom Two to Rear

13' 9" x 10' 9" (4.2m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' 2" x 6' 6" (2.5m x 2m) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Side

9' 10" x 5' 10" (3m x 1.8m) Being 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. Radiator, laminate flooring, ceiling light point and an obscure double glazed window to the side elevation

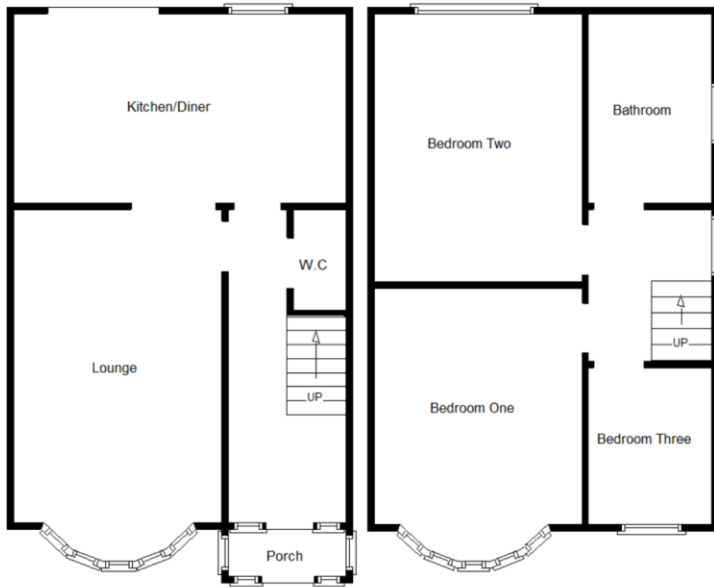


Extensive Rear Garden

Being mainly laid to lawn with paved patio areas, gated side access, two timber framed sheds, mature shrubs and bushes and panelled fencing to boundaries

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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	64	
(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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