



smarthomes

Redstone Farm Road

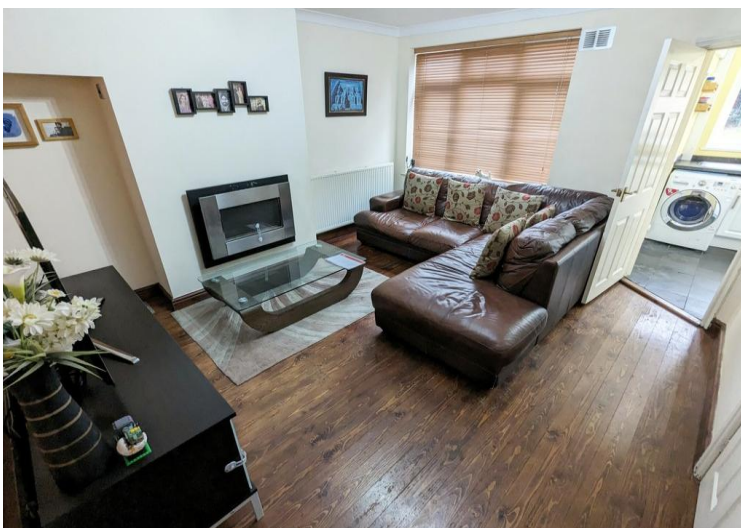
Hall Green, Birmingham, B28 9NU

- A Well Maintained Mid-Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Four Piece Family Bathroom

Offers Over £230,000

EPC Rating - TBC

Current Council Tax Band - B





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to shared side passage and UPVC double glazed front door leading through to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and door leading off to

Reception Room One to Front

14' 0" x 12' 0" (4.27m x 3.66m) With double glazed bay window to front elevation, wood effect flooring, coving to ceiling, radiator and ceiling light point



Reception Room Two to Rear

14' 0" x 12' 1" (4.27m x 3.68m) With double glazed window to rear elevation, wood effect flooring, ceiling light point, coving to ceiling, radiator, useful under-stairs storage cupboard, wall mounted electric fire and door to



Kitchen to Rear

9' 0" x 5' 9" (2.74m x 1.75m) Being fitted with a range of high gloss wall, drawer and base units incorporating display shelving with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with glazed splashback and extractor over, inset electric oven, space and plumbing for washing machine, ceiling light point, tiled flooring, double glazed window to rear and double glazed door leading out to the rear garden



Landing

With ceiling light point, over stairs storage cupboard, loft hatch and doors leading off to



Bedroom One to Front

13' 4" x 9' 3" (4.06m x 2.82m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

13' 2" x 9' 2" (4.01m x 2.79m) With double glazed window to rear elevation, radiator, fitted wardrobes, wood effect flooring, ornamental fireplace and ceiling light point



Bedroom Three to Front

11' 9" x 7' 9" (3.58m x 2.36m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point



Four Piece Family Bathroom

7' 9" x 6' 5" (2.36m x 1.96m) Being fitted with a four piece white suite comprising; panelled bath, low flush W.C, pedestal wash hand basin and shower cubicle. Tiling to water prone areas, obscure double glazed window to rear, chrome heated towel rail, wood effect flooring and ceiling light point

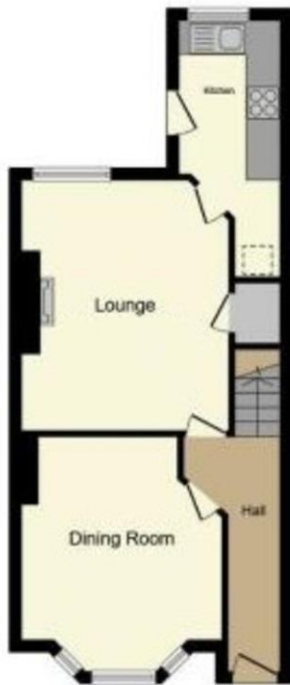
Good Size Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, shrub borders, mature trees 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 Nigel Hodges. Current council tax band - B



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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.