



smarthomes

Priory Road

Hall Green, Birmingham, B28 0TB

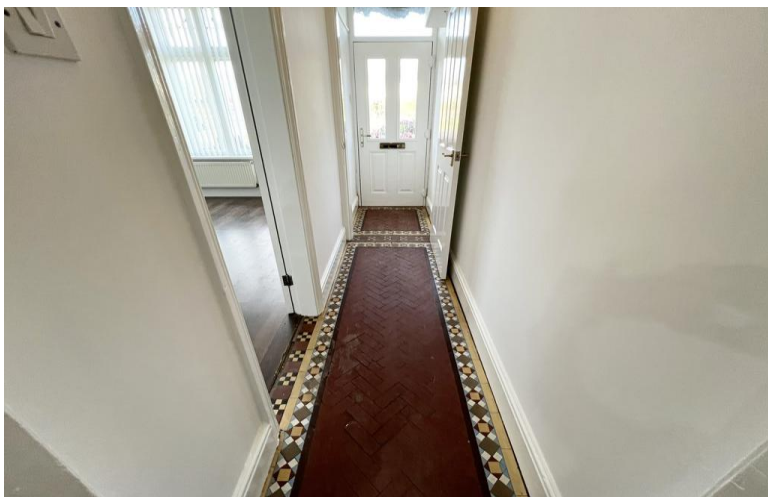
- A Well Presented Period Mid-Terrace
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen

Offers in Region of £200,000

EPC Rating - 61

Current Council Tax Band - A





Property Description

The property is set back from the road behind a block paved fore garden, ornamental brick built wall with wrought iron style railings and a storm porch with a composite front door leading into

Enclosed Porch

With Minton flooring and colonial panelled door leading into

Hallway

With feature coving to ceiling, Minton flooring, ceiling light point and panelled door leading into



Reception Room One to Front

14' 1" x 10' 2" (4.3m x 3.1m) With ceiling light point with decorative ceiling rose, coving to ceiling, wall mounted radiator, laminate flooring, hardwood framed double glazed bay window to front elevation and feature wooden fire surround with marble hearth



Reception Room Two to Rear

13' 5" x 11' 1" (4.1m x 3.4m) With hardwood framed French doors leading out to the rear garden, feature fire surround with tiled inset, ceiling light point, wall mounted radiator and door to



Inner Hallway

With stairs leading to the first floor accommodation with door to useful under stairs storage and panelled door leading into



Fitted Kitchen

11' 1" x 7' 10" (3.4m x 2.4m) With a range of oak effect base units and matching wall units, laminate work surface incorporating stainless steel style single drainer sink unit with mixer tap over, inset oven and a four ring hob set below combination light and extractor. Wall mounted gas central heating boiler, radiator, tiling to splash prone areas and floor, ceiling light point, hardwood framed double glazed window to side elevation and a hardwood single glazed door leading to rear garden

Landing

With three ceiling light points, wall mounted radiator, loft access and doors radiating off to

Bedroom One to Rear

12' 5" x 11' 1" (3.8m x 3.4m) With built in wardrobe, feature cast fireplace, ceiling light point, picture rail, wall mounted radiator and a hardwood framed double glazed window to rear elevation



Bedroom Two to Front

12' 1" x 8' 10" (3.7m x 2.7m) With a UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Bedroom Three to Front

8' 6" x 6' 2" (2.6m x 1.9m) With a UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Modern Bathroom to Rear

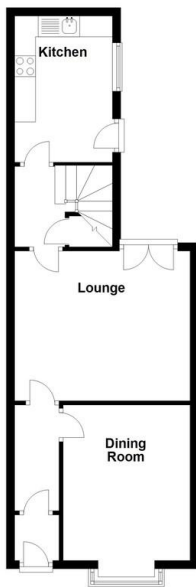
11' 1" x 7' 2" (3.4m x 2.2m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring, airing cupboard, ceiling light point and an obscure UPVC double glazed window to the rear elevation



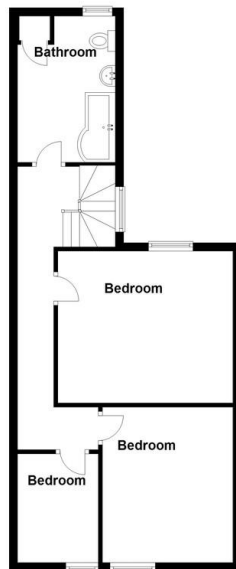
Low Maintenance Rear Garden

Being paved for ease of maintenance with a cold water tap, security lighting, gated access to property frontage and panelled fencing and walls to boundaries

Ground Floor
Approx. 44.9 sq. metres (483.1 sq. feet)



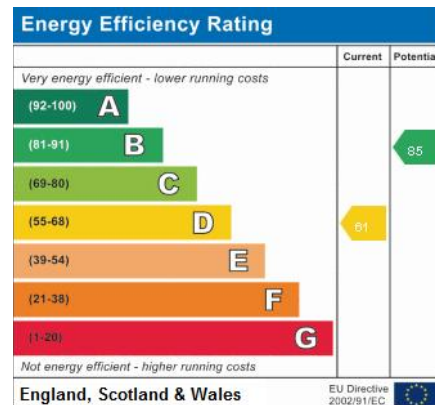
First Floor
Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 96.9 sq. metres (1042.9 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. Council tax band - A



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