



smarthomes

Newey Road

Hall Green, Birmingham, B28 0JQ

- A Well Presented Link Detached Property
- Three Bedrooms
- Dining Kitchen
- Lounge

£325,000

EPC Rating 69

Current Council Tax Band D





Property Description

The property is set back from the road behind a part tarmac and part block paved driveway providing off road parking extending to garage door and UPVC double glazed double doors leading into

Enclosed Porch

With double glazed windows, wood effect flooring, lighting and UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and door leading through to



Lounge to Front

14' 1" x 12' 5" (4.3m x 3.8m) With double glazed bow window to front elevation, wood effect flooring, ceiling light point, radiator, feature gas fireplace and door leading through to



Dining Kitchen to Rear

15' 8" x 10' 5" (4.8m x 3.2m) Being fitted with a range of base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, metro style tiling to splashback areas, range style dual fuel cooker with four ring gas hob and separate oven and grill, space and plumbing for washing machine, space for fridge freezer, wall mounted Vaillant boiler, useful under-stairs pantry area, two radiators, ceiling light points, tile effect flooring, two double glazed windows to rear and UPVC obscure double glazed door to side

Accommodation on the First Floor



Landing

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

Bedroom One to Front

12' 9" x 8' 2" (3.9m x 2.5m) With double glazed window to front elevation, radiator, ceiling light point and built-in wardrobe with mirrored sliding doors

Bedroom Two to Rear

9' 6" x 9' 2" (2.9m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point and useful storage cupboard

Bedroom Three to Front

8' 10" x 6' 10" (2.7m x 2.1m) With double glazed window to front elevation, radiator, ceiling light point and useful over-stairs storage cupboard





Family Bathroom to Rear

6' 2" x 5' 2" (1.9m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over, additional rainfall shower and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls, wood effect flooring, obscure double glazed window to rear and ceiling light point

Garage

17' 0" x 8' 6" (5.2m x 2.6m) With metal up and over garage door to driveway, ceiling light point, power points and glazed door to rear



Rear Garden

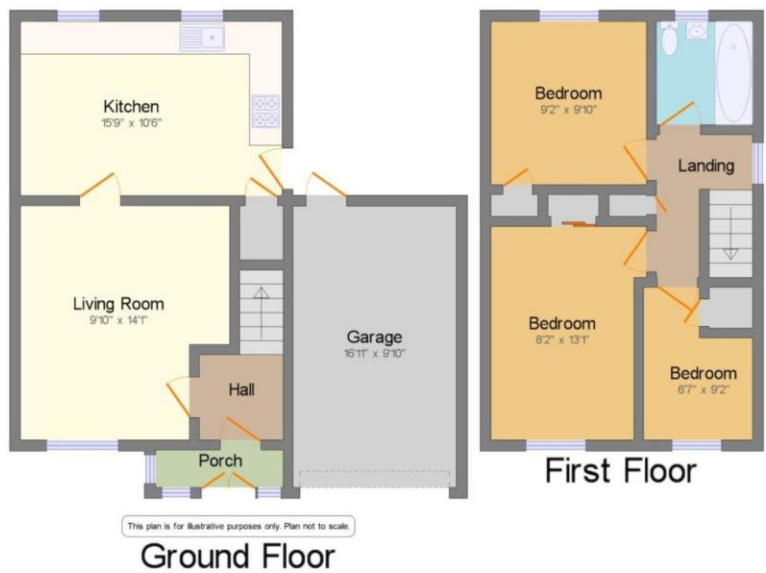
Being well screened with lawned area, paved patio, paved pathway, outside tap, paved terrace to rear with Summer house, fencing to boundaries and a range of mature shrubs and bushes

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 - D

Gross internal area: 5965 ft² (554 m²)
Net internal area: 5612 ft² (521 m²)

Gross internal area: 3968 ft² (369 m²)
Net internal area: 3555 ft² (330 m²)



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