



smarthomes

Dalbury Road

Hall Green, Birmingham, B28 0NF

- A Very Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Extended & Re-Fitted Family Kitchen/Diner
- Re-Fitted Family Shower Room

£340,000

EPC Rating - D

Current Council Tax Band - C





Property Description

The property is set back from the road behind a paved driveway providing off road parking with a garden area to side and steps raising to a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring, ceiling light point and further hardwood door with single glazed side windows leading to

Entrance Hallway

With ceiling light point, wood effect flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Enlarged Lounge to Front

17' 0" x 11' 1" (5.2m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points and a fireplace with marble hearth



Extended Re-Fitted Kitchen/Diner to Rear

16' 8" x 14' 9" (5.1m x 4.5m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Bosch 4 ring gas hob with extractor hood over. Eye level oven and grill, integrated Bosch microwave, integrated washing machine, integrated fridge and freezer and concealed wall mounted gas central heating boiler. Breakfast bar, wood effect flooring, radiator, ceiling light points, UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading to rear garden



Landing

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



Bedroom One to Front

13' 1" x 10' 5" (4m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

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

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

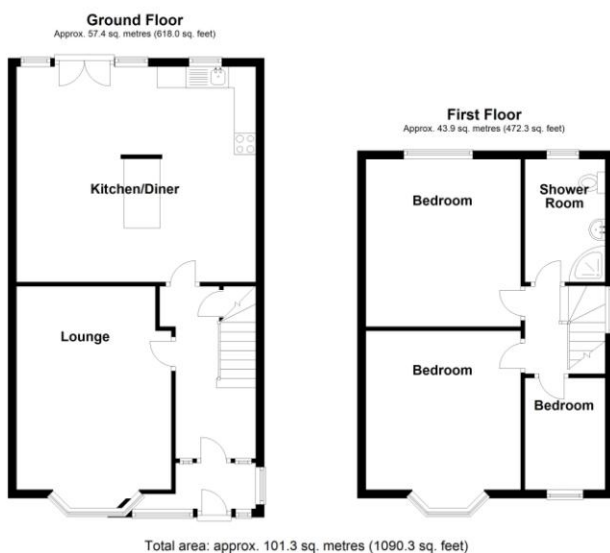


Re-Fitted Family Shower Room to Rear
 8' 10" x 6' 6" (2.7m x 2m) Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Two chrome heated towel rails, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

South Facing Rear Garden
 Being mainly laid to lawn with paved patio, pond, mature shrubs and bushes, panelled fencing to boundaries, cold water tap, security lighting and wooden door to

Tandem Garage
 30' 10" x 5' 6" (9.4m x 1.7m) Located at the side of the property with an up and over door to property frontage and two ceiling light points

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		84
(69-80)	C		
(55-68)	D	65	
(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.