



smarthomes

Bach Mill Drive

Hall Green, Birmingham, B28 0XN

- An Extended Semi-Detached Family Home
- Four Bedrooms
- Breakfast Kitchen
- Conservatory
- South/East Facing Rear Garden With Workshop
- Ground Floor Bedroom Four With Kitchenette & En-Suite Shower Room

Offers Over £300,000

EPC Rating 65

Current Council Tax Band D





Property Description

The property is set back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to side access and double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring and door leading through to

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

14' 10" x 11' 9" (4.52m x 3.58m) With double glazed bow window to front elevation, radiator, wood effect flooring, wall lighting, ceiling light point and oak door leading through to



Breakfast Kitchen to Rear

10' 7" x 15' 0" (3.23m x 4.57m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, Metro style tiling to splashback areas, freestanding Belling cooker with extractor canopy over, space and plumbing for dishwasher, space for fridge freezer, breakfast bar area, vertical radiator, ceiling light points, wood effect flooring, double glazed window to conservatory, oak door to under-stairs storage cupboard, door to utility and opening through to



Conservatory

8' 11" x 13' 5" (2.72m x 4.09m) With double glazed windows, polycarbonate roof, wood effect flooring and double glazed French doors leading out to the rear garden

Utility Area

With space and plumbing for washing machine and door leading through to

Guest WC & Utility Room to Rear

4' 4" x 7' 0" (1.32m x 2.13m) With low flush WC, contemporary vanity unit with stone basin, obscure double glazed window to rear, recess for tumble dryer, space and plumbing for appliance and wall mounted Vaillant boiler



Home Office to Rear

6' 7" x 12' 9" (2.01m x 3.89m) With double glazed window to rear elevation, wall mounted electric heater and wood effect flooring

Ground Floor Bedroom Four

8' 1" x 12' 2" (2.46m x 3.71m) With double glazed window to front, vertical radiator, kitchenette area, access to loft space and door leading into

En-Suite Shower Room

4' 4" x 4' 4" (1.32m x 1.32m) Being fitted with a three piece white suite comprising of; shower cubicle with aqua-panelling, low flush WC and vanity wash hand basin with heated towel rail and ceiling light point



Accommodation on First Floor

Landing

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

Bedroom One to Front

8' 4" x 12' 7" (2.54m x 3.84m) With double glazed window to front elevation, vertical radiator, ceiling light point and hard-wiring for wall mounted television



Bedroom Two to Rear

8' 9" x 12' 2" (2.67m x 3.71m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobe

Bedroom Three to Front

6' 7" x 10' 10" (2.01m x 3.3m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; tiled panelled bath with centralised mixer tap, thermostatic rainfall shower, additional shower attachment and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window to rear, ladder style radiator, shaver socket and spot lights to ceiling

Useable Loft Space

Being plastered with reinforced flooring, Velux window and power points

South East Facing Rear Garden

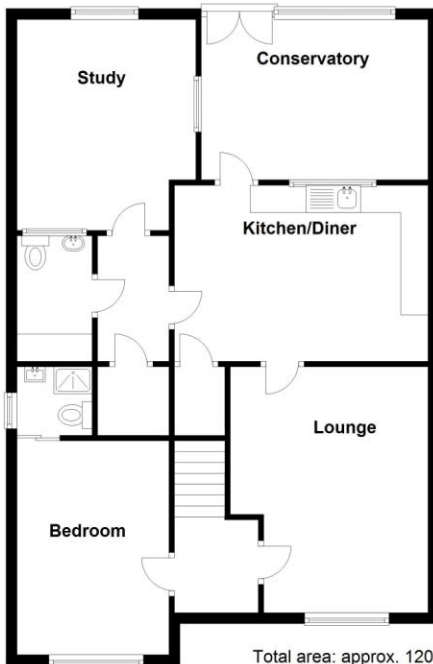
Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries and workshop

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 - D

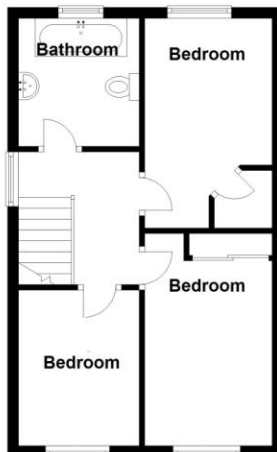
Ground Floor

Approx. 84.1 sq. metres (905.4 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 120.5 sq. metres (1297.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(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.