



smarthomes

Hilton Avenue

Hall Green, Birmingham, B28 0PE

- An Extended Semi Detached Property
- Three Bedrooms
- Through Lounge Diner
- Extended Breakfast Kitchen

Offers In Region Of £300,000

EPC Rating TBC

Current Council Tax Band C





Property Description

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

Enclosed Porch

With double glazed windows, flagstone flooring, lighting and hardwood door leading through to

Entrance Hallway

With feature parquet flooring, ceiling light point, coving to ceiling, radiator, obscure window to front, stairs leading to the first floor accommodation and doors leading off to



Through Lounge Diner

27' 10" x 11' 1" (8.5m x 3.4m) With double glazed bay window to front elevation, double glazed sliding patio doors leading out to the rear garden, two ceiling light points, coving to ceiling, two radiators, wood effect flooring and feature cast gas fireplace with decorative tiled surround and slate hearth



Extended Breakfast Kitchen to Rear

19' 0" x 8' 6" (5.8m x 2.6m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, space for cooker with extractor over, washing machine, dishwasher, fridge freezer, radiator, ceiling light points, double glazed windows to side and rear elevations, tiled flooring, dado rail and UPVC obscure double glazed door to side

Guest WC

With low flush WC, wall mounted sink with tiling to splashback, ceiling light point, extractor and tiled flooring



Accommodation on the First Floor

Landing

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

Bedroom One to Front

15' 8" x 8' 2" (4.8m x 2.5m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes with mirrored sliding doors

Bedroom Two to Rear

11' 9" x 10' 2" (3.6m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point and freestanding wardrobes

Bedroom Three to Front

8' 2" x 6' 10" (2.5m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point





Family Shower Room to Rear

7' 10" x 6' 10" (2.4m x 2.1m) Being fitted with a three piece white suite comprising of; over-sized walk-in shower with thermostatic shower, low flush WC and pedestal wash hand basin with tiling to water prone areas, obscure double glazed window to rear, laminate flooring, ladder style radiator and ceiling light point

Good Size Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, wrought iron gated side access, shrub borders, paved pathway, paved terrace to rear and access to garage to rear

Garage to Rear

16' 8" x 10' 9" (5.1m x 3.3m) Being accessed via service road to rear with metal up and over garage door, storage to eaves, ceiling light point, power points and window and door to rear garden

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

