



smarthomes

## Sarehole Road

Hall Green, Birmingham, B28 8EF

- A Well Presented Semi Detached Property
- Three Bedrooms
- Lounge With Log Burner
- Breakfast Kitchen

**£275,000**

EPC Rating - TBC

Current Council Tax Band - C





## Property Description

### DRAFT SALES PARTICULARS

Having a shared driveway to the side giving access to the garage and block paved fore garden with mature shrubs and bushes extending to hardwood front door with obscure glazed inserts leading through to

### Entrance Hallway

With ceiling light point, picture rail, feature tiled flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



### **Lounge to Front**

14' 5" x 15' 1" (4.4m x 4.6m) With double glazed window to front elevation, picture rail, coving to ceiling, log burning fire with slate hearth, wall lighting and glazed double doors leading through to



### **Breakfast Kitchen to Rear**

18' 0" x 7' 10" (5.5m x 2.4m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces and breakfast bar seating area, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, five ring Bosch gas hob with glazed splashback and extractor canopy over, inset eye-level Bosch oven and grill, space and plumbing for washing machine and dishwasher, space for fridge freezer, two radiators, ceiling light points, coving to ceiling, tiled flooring, double glazed window to rear, glazed door to rear and double glazed French doors leading through to



### **Conservatory**

12' 5" x 8' 6" (3.8m x 2.6m) With polycarbonate roof, wood effect flooring, radiator, wall lighting, obscure double glazed door to side and double glazed door leading out to the rear garden

### **Accommodation on the First Floor**

#### **Landing**

With coving to ceiling, ceiling light point, loft access and doors leading off to



### **Bedroom One to Front**

14' 5" x 7' 6" (4.4m x 2.3m) With double glazed bay window to front elevation, radiator, storage cupboard, coving to ceiling and ceiling light point

### **Bedroom Two to Rear**

9' 10" x 8' 2" (3.0m x 2.5m) With double glazed window to rear elevation, radiator, wood effect flooring, coving to ceiling and ceiling light point



### Bedroom Three to Front

7' 10" x 7' 6" (2.4m x 2.3m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and useful over-stairs storage cupboard

### Four Piece Family Bathroom to Rear

7' 10" x 8' 2" (2.4m x 2.5m) Being fitted with a four piece white suite comprising; panelled bath with shower attachment, low flush WC, pedestal wash hand basin and shower enclosure with electric shower, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, radiator, wood effect flooring, extractor and spot lights to ceiling



### Rear Garden

Being mainly laid to lawn with paved patio, side gate access, access to garage, pergola, timber decked area, mature shrubs and bushes, timber shed and fencing to boundaries

### 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 - C



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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 are 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.