



smarthomes

Fox Hollies Road

Hall Green, Birmingham, B28 9DW

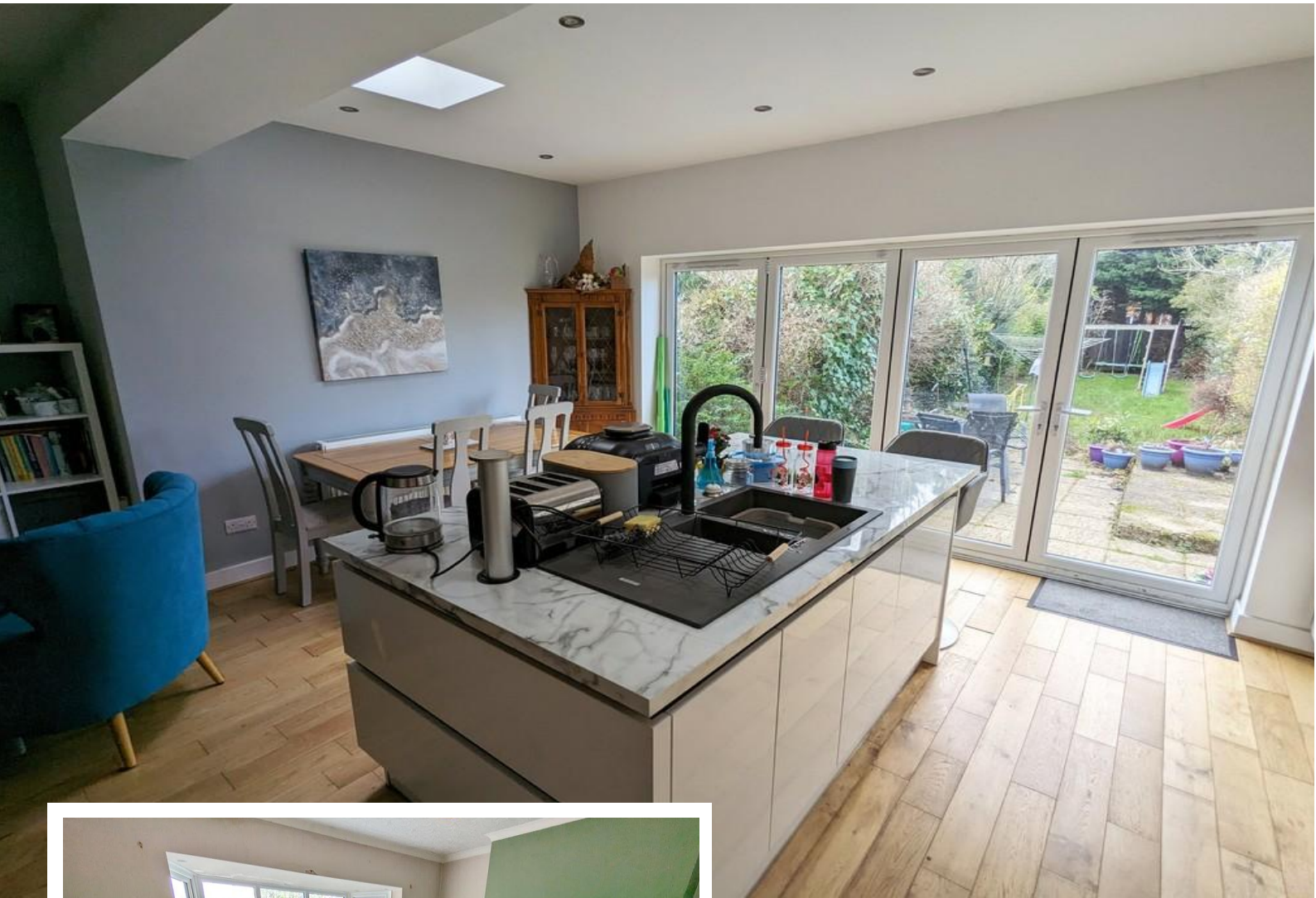
- An Extended Semi Detached Family Home
- Three Double Bedrooms
- Extended Family Kitchen
- Four Piece Family Bathroom

Offers in Region of £325,000

EPC Rating - TBC

Current Council Tax Band - C





Property Description

DRAFT SALES PARTICULARS

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to side access and canopy porch with composite front door leading through to



Entrance Hallway

With ceiling light point, engineered wood flooring, radiator, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to



Reception Room One to Front

12' 9" x 13' 5" (3.9m x 4.1m) With double glazed bay window to front elevation, radiator, ceiling light point with decorative rose, coving to ceiling, wooden flooring, wall lighting and open fireplace

Utility

With space and plumbing for washing machine and tumble dryer, wooden flooring and ceiling light point



Extended Family Kitchen to Rear

22' 3" x 16' 4" (6.8m x 5.0m) Being fitted with a range of handle-less high gloss wall, drawer and base units with complementary marble effect work surfaces and matching upstands, composite sink and drainer unit with mixer tap, tiling to splashback areas, Bosch four ring induction hob with glazed splashback and extractor canopy over, inset eye-level double oven and grill, integrated dishwasher, fridge and freezer, breakfast bar seating area, two radiators, ceiling light points, two roof lanterns, wooden flooring and double glazed folding doors leading out to the rear garden



Guest WC

With low flush WC, wall mounted wash hand basin, wall mounted Ferroli boiler, ladder style radiator, wooden flooring, extractor and ceiling light point

Landing

With obscure double glazed window to side, loft access and doors leading off to



Bedroom One to Rear

12' 9" x 11' 9" (3.9m x 3.6m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

11' 9" x 11' 5" (3.6m x 3.5m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Front

7' 10" x 8' 10" (2.4m x 2.7m) With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

8' 10" x 7' 2" (2.7m x 2.2m) Being fitted with a four piece white suite comprising; tiled panelled bath with centralised mixer tap, WC with enclosed cistern, vanity wash hand basin with fitted storage and shower cubicle with thermostatic shower, complimentary tiling to water prone areas, tiled flooring, obscure double glazed window to rear, ladder style radiator and ceiling light point



Good Size South Facing Rear Garden

Being mainly laid to lawn with paved patio, hedgerow borders, fencing to boundaries and gated side access to front

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



316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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