



smarthomes



- A Well Presented & Substantially Extended Semi-Detached Family Home
- Four Good Double Bedrooms
- En-Suite Bathroom
- Extended Open Plan Lounge/Diner

Ingestre Road, Hall Green, Birmingham, B28 9EQ

Offers Over £500,000

A well presented and heavily extended semi-detached family home situated in a most popular location and offering potential for further extension subject to planning consent. Offering accommodation comprising an extended open plan lounge/dining room, extended and re-fitted kitchen, guest W.C, four double bedrooms, home office, en-suite bathroom, re-fitted family bathroom, garage/utility, driveway parking and an extensive private South facing rear garden. Council Tax Band – C. EPC Rating - D



## Property Description

The property is set back from the road behind a block paved driveway providing off road parking, EV charging point and a UPVC double glazed door leading into

### Enclosed Porch

With UPVC double glazed windows to property frontage, light point, storage cupboard, tiled flooring and original stained glass door with matching side windows leading to

### Entrance Hallway

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





### **Extended Lounge/Dining Room**

34' 9" max x 17' 4" max (10.6m max x 5.3m max) With UPVC double glazed bay window to front elevation, UPVC double glazed picture window overlooking rear garden, UPVC double glazed French doors leading to rear garden, laminate flooring, three wall mounted radiators, five ceiling light points, living flame gas fire with wooden surround and marble hearth and glazed door to

### **Extended & Re-Fitted Kitchen to Rear**

20' 4" x 9' 10" (6.2m x 3m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a double bowl sink and drainer unit with mixer tap over. Freestanding Range style gas cooker with extractor hood over, integrated dishwasher, breakfast bar, tiling to splash back areas and floor, radiator, under cupboard lighting, ceiling spot lights, UPVC double glazed patio doors leading to rear garden and door to

### **Garage/Utility**

17' 0" x 9' 10" (5.2m x 3m) With side hung doors to property frontage, ceiling light point, space and plumbing for washing machine, fitted storage units and a concealed gas central heating boiler

### **Guest W.C**

Being fitted with a suite comprising a low flush W.C and wash hand basin. Tiling to splash back areas and floor and wall light point

### **Landing**

With ceiling light point, loft hatch and doors leading off to

### **Bedroom One to Front**

13' 9" x 9' 10" (4.2m x 3m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted wardrobes

### **Bedroom Two to Rear**

13' 9" x 8' 10" (4.2m x 2.7m) With double glazed bay window to rear elevation, radiator, ceiling light point and a range of fitted wardrobes

### **Re-Fitted Family Bathroom to Front**

6' 6" x 6' 2" (2m x 1.9m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation

### **Home Office to Rear**

7' 6" x 7' 2" (2.3m x 2.2m) With double glazed window to rear elevation, radiator, ceiling light point, laminate flooring and doors to

### **Bedroom Three to Rear**

16' 0" x 8' 2" (4.9m x 2.5m) With double glazed window to rear elevation, radiator, laminate flooring, a range of fitted wardrobes, ceiling light point and bi-fold door to

### **En-Suite Bathroom**

7' 6" x 6' 10" (2.3m x 2.1m) Being fitted with a white suite comprising of a panelled bathtub with shower attachment, separate shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Radiator, towel rail, tiling to splash prone areas, wood effect flooring, ceiling light point and Velux roof window

### **Bedroom Four to Front**

9' 10" x 9' 2" (3m x 2.8m) With double glazed window to front elevation, radiator, laminate flooring, built in wardrobe and ceiling light point

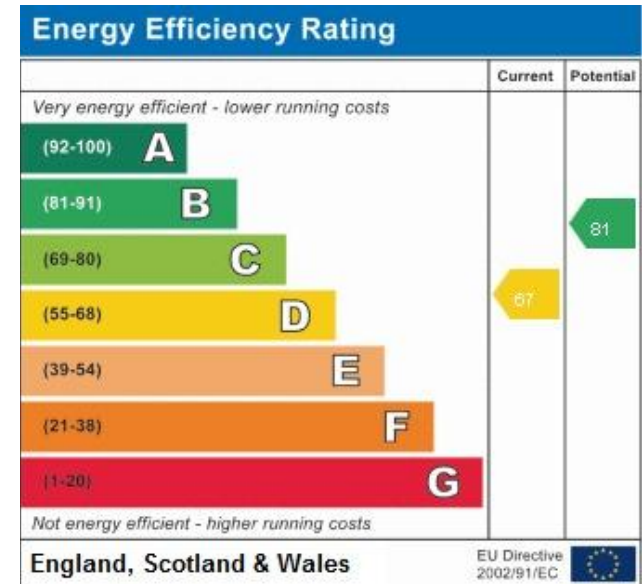
## Extensive South Facing Rear Garden

Being L shaped and mainly laid to lawn with extensive paved patio areas, mature shrubs and bushes, shed and walls and panelled 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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