



smarthomes

Highfield Road

Hall Green, Birmingham, B28 0DW

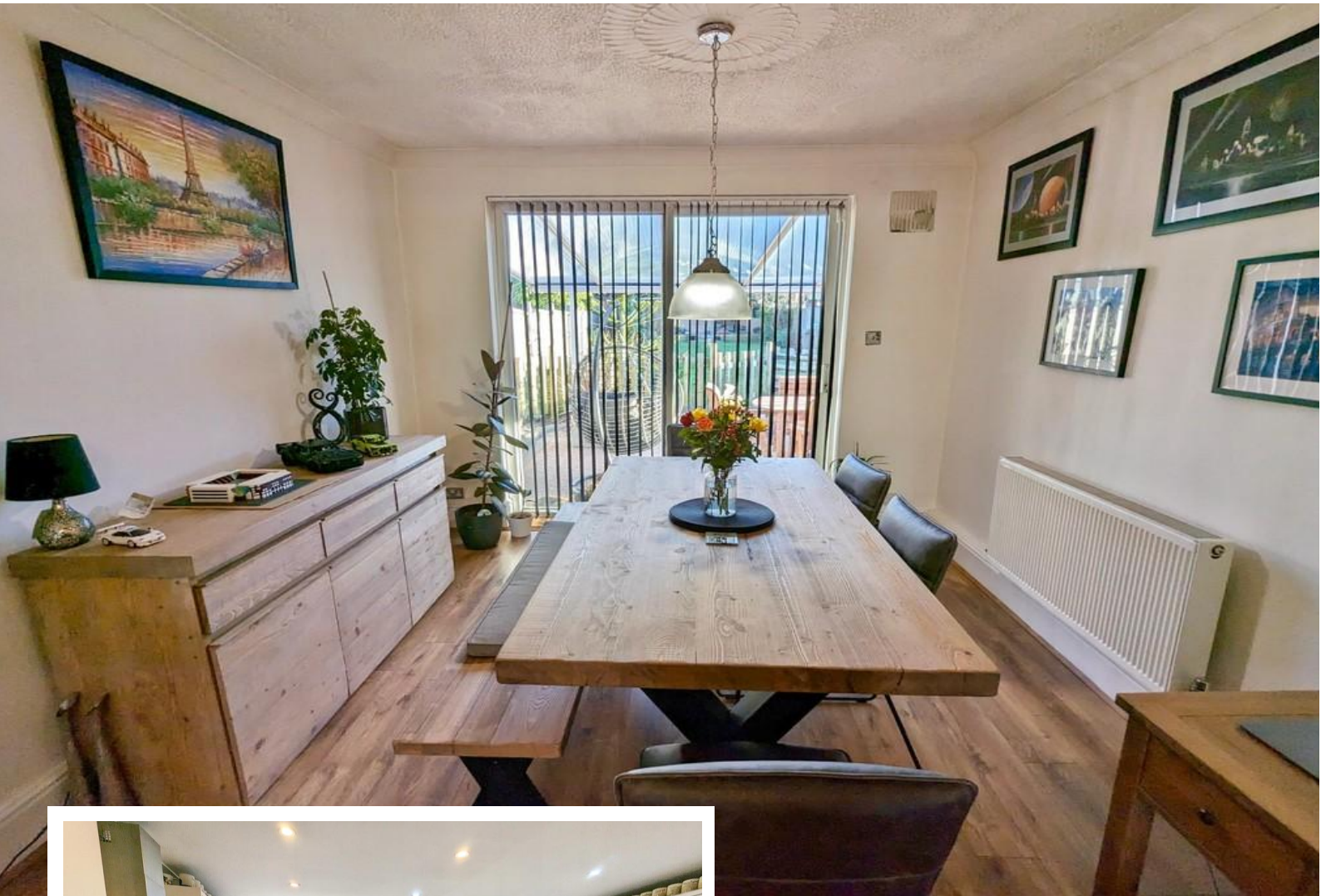
- An Extended & Well Presented Semi Detached Family Home
- Four Bedrooms
- Open Plan Lounge, Sitting Room & Dining Room
- Modern Breakfast Kitchen
- Luxury Five Piece Family Bathroom
- South East Facing Rear Garden With Large Summer House

OIRO £450,000

EPC Rating 62

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 garage doors and UPVC double glazed sliding door leading into

Enclosed Porch

With double glazed windows and UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, contemporary radiator, tiled flooring, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and double doors leading through to

Lounge Area to Front

15' 8" x 11' 6" (4.78m x 3.51m) With double glazed bay window to front elevation, wood effect flooring, ceiling light point, radiator, coving to ceiling and archway through to



Sitting Area

12' 0" x 11' 7" (3.66m x 3.53m) With wall mounted gas fireplace, ceiling light point, coving to ceiling, wood effect flooring and being open plan to

Dining Area to Rear

11' 3" x 10' 11" (3.43m x 3.33m) With double glazed sliding patio doors leading out to the rear garden, ceiling light point, coving to ceiling, radiator and wood effect flooring

Modern Breakfast Kitchen to Rear

20' 2" max x 11' 8" max (6.15m x 3.56m) Being fitted with a range of handle-less wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with extractor canopy over, inset eye-level oven, grill and microwave oven, integrated wine fridge, dishwasher and fridge freezer, breakfast bar seating area, contemporary vertical radiator, spot lights to ceiling, coving to ceiling, tiled flooring, double glazed window to rear, UPVC obscure double glazed door leading out to the rear garden and part glazed door leading into



Utility Room

0' 0" x 0' 0" With space and plumbing for washing machine and tumble dryer, wood effect flooring, ceiling light point, door to garage and door to



Guest WC

With low flush WC, vanity wash hand basin, ceiling light point, tiled flooring and radiator

Garage

6' 7" x 17' 2" (2.01m x 5.23m) With garage doors to driveway, power and lighting

Accommodation on the First Floor

Landing

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

Bedroom One to Front

14' 5" x 10' 11" (4.39m x 3.33m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Two to Rear

12' 0" x 11' 7" (3.66m x 3.53m) With double glazed window to rear elevation, wood effect flooring, radiator and ceiling light point

Bedroom Three to Front

6' 5" x 11' 9" (1.96m x 3.58m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point





Bedroom Four to Front

7' 3" x 9' 6" (2.21m x 2.9m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

Luxury Five Piece Family Bathroom to Rear

8' 6" x 13' 8" (2.59m x 4.17m) Being fitted with a five piece white suite comprising; feature freestanding bath, WC with enclosed cistern, double vanity sinks with fitted storage and over-sized walk-in shower area with thermostatic rainfall shower and additional shower attachment, aqua-panelling to walls, tiled flooring, obscure double glazed window to rear, ladder style radiator, additional contemporary vertical radiator, extractor and spot lights to ceiling

South East Facing Rear Garden

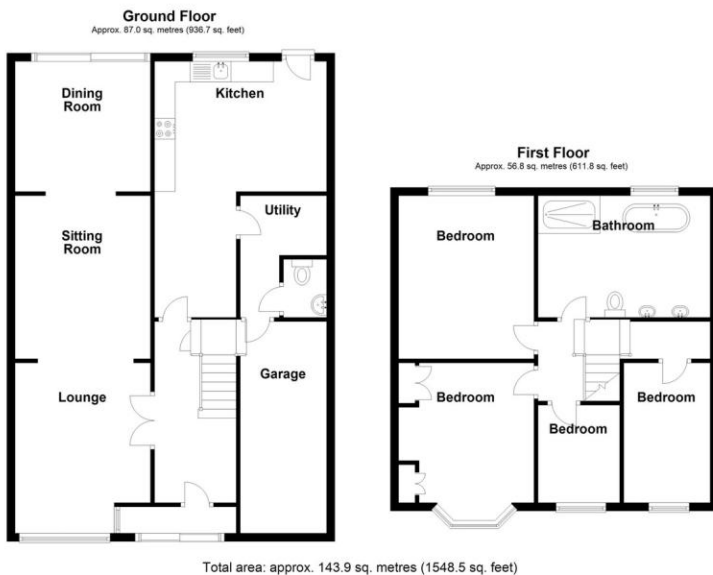
Being mainly laid to lawn with large block paved patio with polycarbonate roof, fencing to boundaries, shrub borders, cold water tap, power and gravelled terrace to rear providing access to large timber Summer house

Versatile Summer House

24' 8" x 13' 2" (7.52m x 4.01m) With windows to garden, power, lighting, artificial lawned flooring, timber bar area and separate storage room with windows and doors 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 vendor. Current council tax band – C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(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.