



smarthomes

Petersfield Road

Hall Green, Birmingham, B28 0AU

- A Recently Constructed Art Deco Style Mid-Terrace Property
- Two Double Bedrooms
- Kitchen/Diner with Bi-Fold Doors
- Guest W.C

Offers in Region of

£260,000

EPC Rating - B

Current Council Tax Band - C





Property Description

The property is set well back from the road behind a communal block paved driveway providing allocated off road parking and laid lawn areas. A paved footpath leads to a composite front door leading into

Entrance Hallway

With ceiling spot lights, radiator, stairs leading to the first floor accommodation, wooden flooring and oak door leading off to



Lounge to Front

15' x 12' 2" (4.57m x 3.71m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling spot lights point, wooden flooring and glazed oak double doors leading to



Kitchen/Diner to Rear

15' 7" x 8' 4" (4.75m x 2.54m) Being fitted with a range of wall, base and drawer units with a feature work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over and double oven below. Space and plumbing for washing machine, integrated slimline dishwasher and fridge/freezer, wall mounted gas central heating boiler, wooden flooring, radiator, ceiling spot lights, UPVC double glazed window to the rear aspect and double glazed bi-fold doors leading to the rear garden

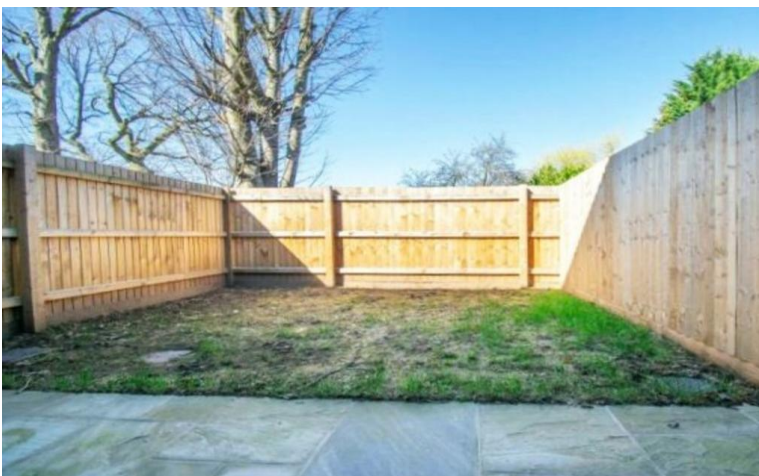


Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Tiling to splash back areas, wooden flooring, radiator and ceiling light point

Landing

With ceiling spot lights and oak doors leading off to



Bedroom One to Front

15' 6" max x 12' 1" max (4.72m max x 3.68m max) With two UPVC double glazed windows to front elevation, radiator and ceiling light point



Bedroom Two to Rear

13' 4" x 8' 7" (4.06m x 2.62m) With UPVC double glazed window to rear elevation, radiator and ceiling spot lights

Family Bathroom to Rear

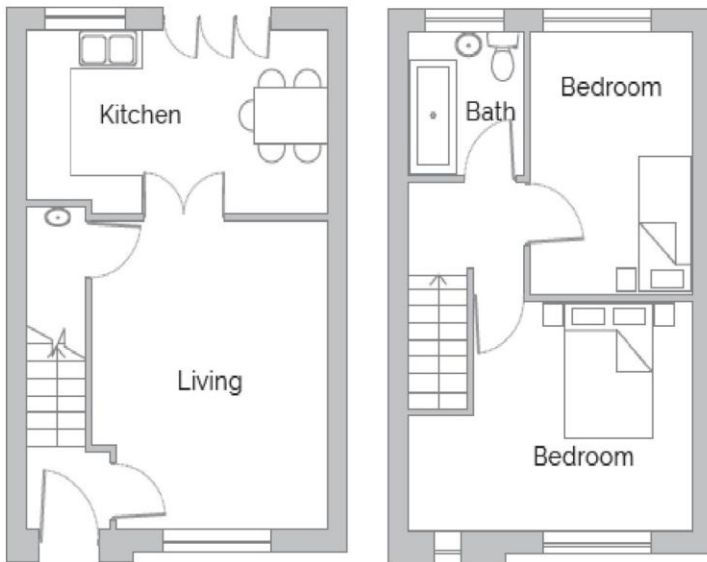
6' 5" x 6' 1" (1.96m x 1.85m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Private Rear Garden

Being mainly laid to lawn with paved patio 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

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

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.