



smarthomes

## Sarehole Road

Hall Green, Birmingham, B28 0AL

- A Very Well Maintained "Dares" Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Private Rear Garden

**£300,000**

EPC Rating - TBC

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a laid lawn area to side and UPVC double glazed doors leading into

### Enclosed Porch

With tiled flooring and an obscure glazed door leading to

### Entrance Hallway

With an original leaded coloured glass window, oak flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



### **Dining Room to Front**

14' x 12' 6" (4.27m x 3.81m) With UPVC double glazed bay window to front elevation, tiled fireplace with gas fire, wall mounted radiator and ceiling light point



### **Lounge to Rear**

14' 6" x 11' 7" (4.42m x 3.53m) With UPVC double glazed bay window overlooking rear garden, tiled fireplace, exposed floorboards, wall mounted radiator and ceiling light point



### **Fitted Kitchen to Rear**

9' x 6' 11" (2.74m x 2.11m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine and tumble dryer, tiling to splash back areas, ceiling light point and a UPVC double glazed door with matching side windows to the rear aspect

### **Landing**

With ceiling light point, an original leaded coloured glass window to side and doors leading off to

### **Bedroom One to Front**

14' 8" x 11' 8" (4.47m x 3.56m) With double glazed bay window to front elevation, radiator and ceiling light point



### **Bedroom Two to Rear**

15' x 11' 6" (4.57m x 3.51m) With double glazed bay window to rear elevation, laminate flooring, radiator and two ceiling light points

### **Bedroom Three to Front**

7' x 6' 11" (2.13m x 2.11m) With double glazed oriel window to front elevation, radiator and ceiling light point



### **Family Bathroom**

9' x 6' 11" (2.74m x 2.11m) Being fitted with a modern white suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Airing cupboard, radiator, tiling to splash prone areas, laminate flooring, loft hatch, ceiling spot lights and obscure double glazed windows to the side and rear elevations



### **Private Rear Garden**

Being mainly laid to lawn with block paved patio, panelled fencing to boundaries, a variety of planted shrubs and bushes, access to property frontage and side hung double doors leading to

### **Detached Garage/Workshop**

18' 2" x 8' 10" (5.54m x 2.69m) With power and lighting and a door and window to side

### **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 Nigel Hodges. Current council tax band - C