



Sarehole Road

Hall Green, Birmingham, B28 0AL

A Very Well Maintained "Dares" Semi-Detached Property

£300,000

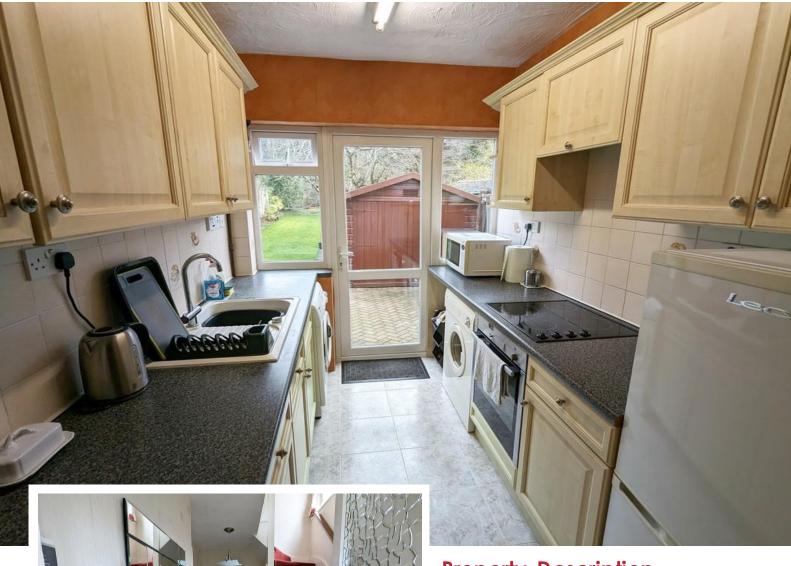
EPC Rating - TBC

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