



smarthomes

## Watwood Road

Hall Green, Birmingham, B28 0TW

- A Very Well Presented Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Fitted Kitchen

**£310,000**

EPC Rating - 65

Current Council Tax Band - C







## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking with low level walls to side boundaries and a UPVC double glazed door leading into

## Entrance Hallway

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





### Reception Room One to Front

13' 5" x 9' 10" (4.1m x 3m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point



### Extended Reception Room Two to Rear

19' 8" x 9' 10" (6m x 3m) With UPVC double glazed sliding patio doors leading to rear garden, wall mounted radiator and ceiling spot lights

### Extended L Shaped Kitchen to Rear

16' 8" x 8' 10" max (5.1m x 2.7m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, tiling to splash back areas and floor, radiator, ceiling light points and a UPVC double glazed door and window to the rear aspect



### Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

### Bedroom One to Front

14' 1" x 9' 10" (4.3m x 3m) With double glazed bay window to front elevation, radiator and ceiling light point



### Bedroom Two to Rear

13' 1" x 9' 10" (4m x 3m) With double glazed half bay window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

6' 10" x 5' 2" (2.1m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point





### Family Bathroom to Rear

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, electric wall heater, wood effect flooring, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

### Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, hedging and panelled fencing to boundaries, mature shrubs and bushes and access to

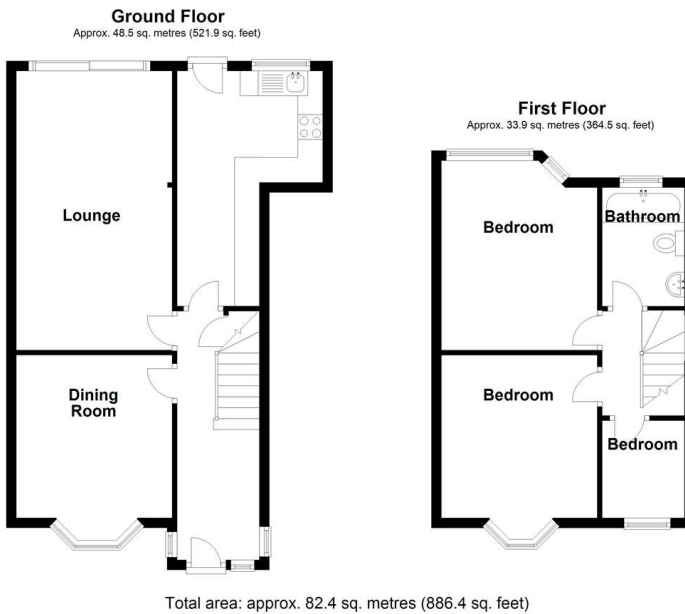


### Rear Double Garage

17' 8" x 16' 4" (5.4m x 5m) Accessed via a rear service road with two up and over doors for vehicular access and single glazed windows

### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	85	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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