



smarthomes



- A Handsome Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Impressive Landscaped Rear Garden

Highfield Road, Hall Green, Birmingham, B28 0BT

£550,000

A handsome detached family home sitting within a generous plot and benefitting from four bedrooms, three reception rooms, breakfast kitchen, extended utility, guest WC, family bathroom with separate WC, impressive landscaped rear garden, garage and generous off road parking

EPC Rating – TBC

Council Tax Band - E





## Property Description

This attractive property sits well back from the road behind a tarmac driveway providing substantial off road parking and lawned fore garden with shrubbery borders and sweeping crazy paved pathway giving access to the rear garden and large enclosed porch

### Enclosed Porch

With double glazed windows and doors, tiled flooring, feature timber work and composite front door leading through to

### Spacious Entrance Hall

With radiator, ceiling light point, dog-leg staircase to first floor accommodation with useful under-stairs storage cupboard, stripped timber effect flooring and doors leading off to







### **Dual Aspect Lounge**

20' 1" x 15' 10" (6.12m x 4.83m) With double glazed windows to front and side, further double glazed bay window to front elevation, free-standing log burner with polished stone hearth and oak mantle, wall lighting, two ceiling light points and stripped timber effect flooring



### **Reception Room Two**

13' 4" x 14' 9" (4.06m x 4.5m) With double glazed bay window to side, double glazed door to utility, timber effect flooring, feature log burner, ceiling light point and door to reception room three



### **Breakfast Kitchen**

14' 11" x 8' 1" (4.55m x 2.46m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, freestanding Cookmaster Leisure range style seven ring gas cooker with extractor canopy over, integrated washing machine, radiator, ceiling light point, hard-wiring for wall mounted television, wood effect flooring, double glazed window to side and double glazed door leading through to

### **Extended Utility**

14' 6" x 4' 7" (4.42m x 1.4m) With vaulted ceiling, Velux window, fitted base units, work surfaces, sink and drainer unit with mixer tap, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, tiled flooring and opening through to

### **Reception Room Three to Rear**

16' 7" x 11' 2" (5.05m x 3.4m) With vaulted ceiling, double glazed French doors leading out to the rear garden, double glazed windows, radiator, wall mounted Worcester boiler, hard-wiring for wall mounted television, feature wall light, tiled flooring and door to

### **Guest WC**

With large vanity wash hand basin, low flush WC, obscure window to side, tiled flooring and tiling to half height

### **Accommodation on the First Floor**

#### **Landing**

With feature window to front, wall lighting, access to loft space and doors leading off to

#### **Bedroom One to Front**

16' 3" x 11' 6" (4.95m x 3.51m) With double glazed bay window to front elevation, radiator and ceiling light point

#### **Bedroom Two**

14' 4" x 13' 8" (4.37m x 4.17m) With double glazed window to side elevation, radiator and ceiling light point

#### **Bedroom Three**

8' 10" x 9' 4" (2.69m x 2.84m) With two double glazed window to side elevation, radiator and ceiling light point

#### **Bedroom Four to Front**

13' 0" x 8' 0" (3.96m x 2.44m) With double glazed window to front elevation, radiator and ceiling light point

#### **Family Bathroom**

Having a panelled bath with shower attachment, pedestal wash hand basin, over-sized walk-in shower with thermostatic rainfall shower and additional shower attachment, aqua-panelling to walls, tiled flooring, obscure double glazed window, radiator and ceiling light point



## Separate WC

With low flush WC, obscure double glazed window, aqua-panelling to walls, ceiling light point and wood effect flooring

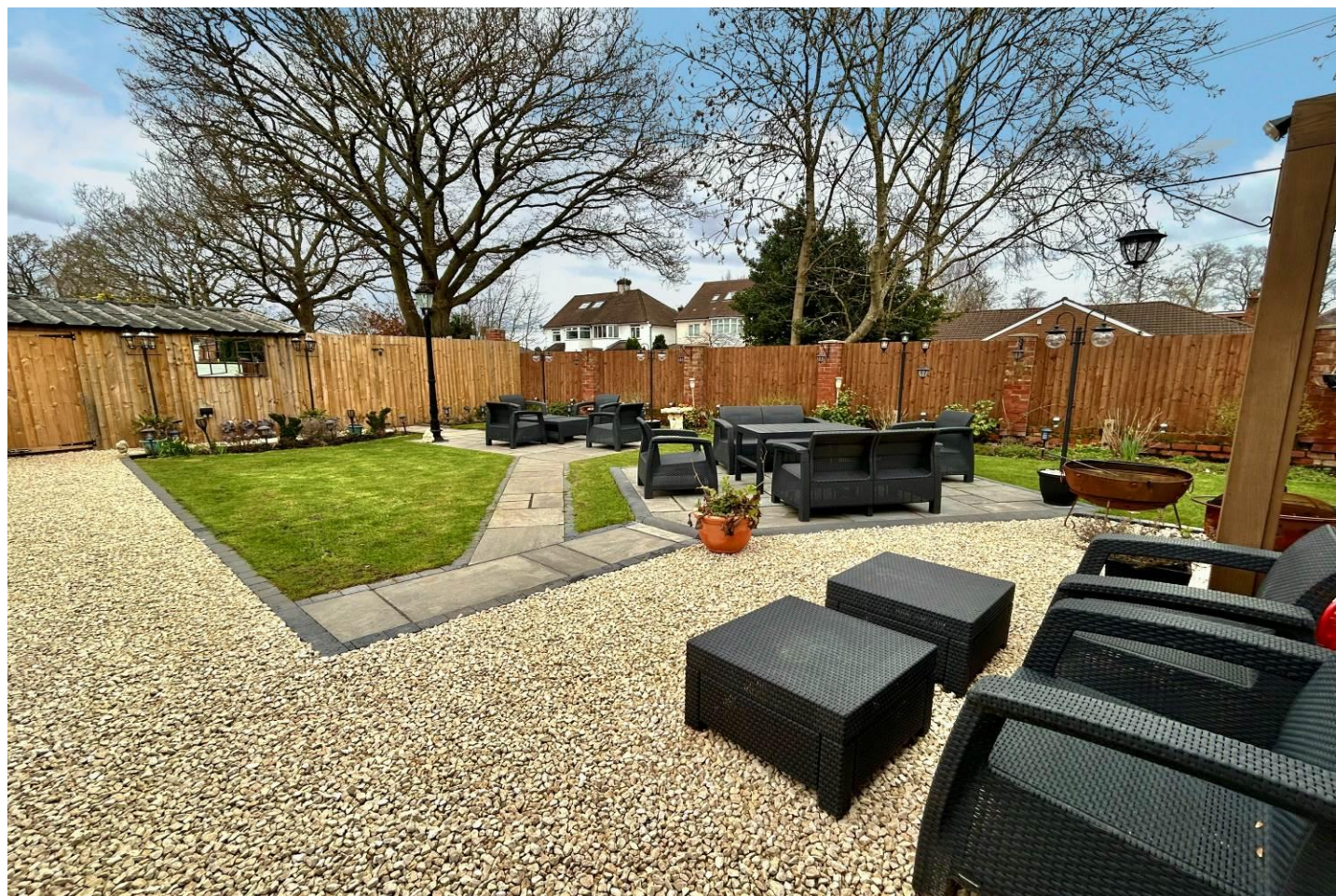
## Landscaped Rear Garden

Having landscaped seating areas, lawned areas, Cotswold stone chipping pathways and terrace, gated access to driveway, fencing to boundaries, shrubbery borders, log store, external lighting, external power points and access to garage and additional parking

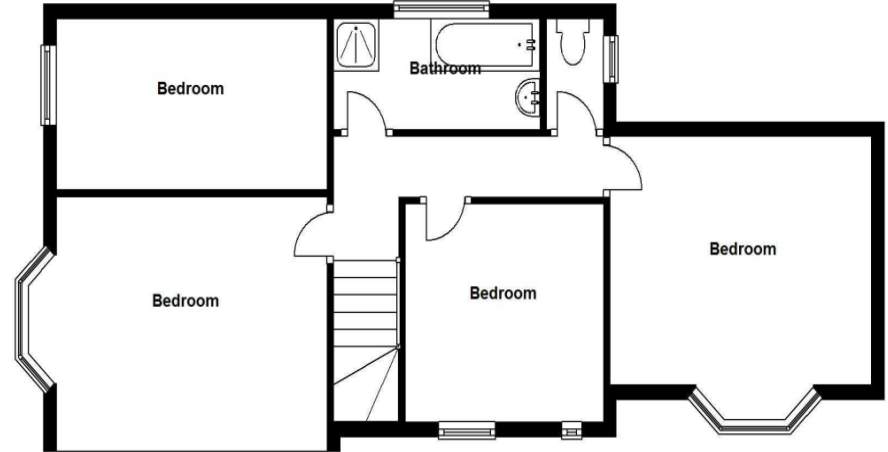
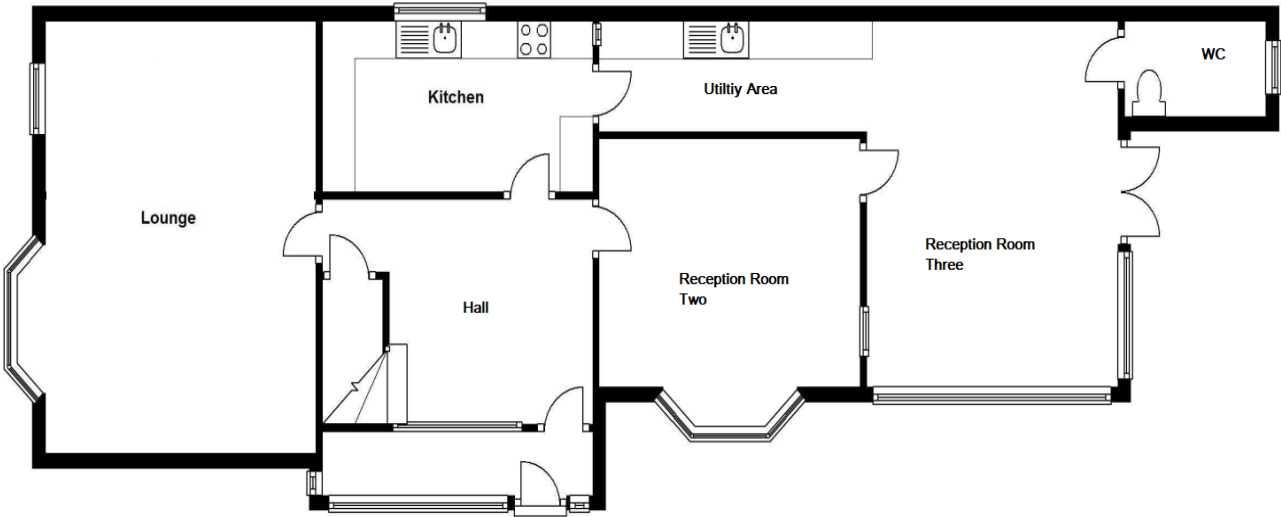
## Garage

18' 4" x 17' 0" (5.6m x 5.2m) With garage doors to additional off road parking

**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 - E







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