



smarthomes

## Woodvale Road

Hall Green, Birmingham, B28 0PH

- A Semi Detached Property In A Cul-De-Sac Location
- Three Bedrooms
- Through Lounge Diner
- Landscaped South West Facing Rear Garden

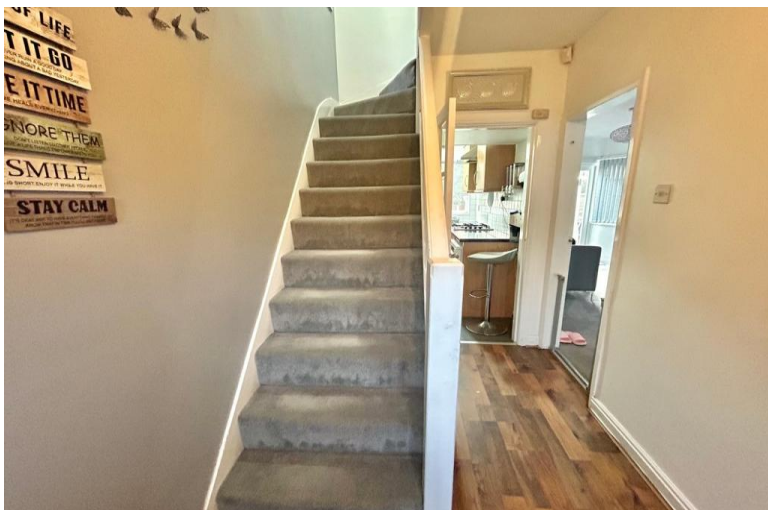
**£260,000**

EPC Rating 73

Current Council Tax Band C







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to side access and canopy porch with UPVC double glazed door leading through to

### Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to





### **Through Lounge Diner**

25' 1" x 9' 8" (7.65m x 2.95m) With double glazed bay window to front elevation, double glazed bay incorporating French doors leading out to the South West facing rear garden, two ceiling light points, wall lighting and two radiators



### **Kitchen to Rear**

9' 9" x 6' 0" (2.97m x 1.83m) Being fitted with a range of wall and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, wall mounted Worcester boiler, ceiling light point, double glazed window to rear and double glazed door to covered side passage



### **Covered Side Access**

19' 0" x 3' 3" (5.79m x 0.99m) With doors to front and rear, ceiling strip light, power points, wall units and plumbing for the installation of a W.C

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

#### **Landing**

With ceiling light point, access to loft space, double glazed window to side and doors leading off to

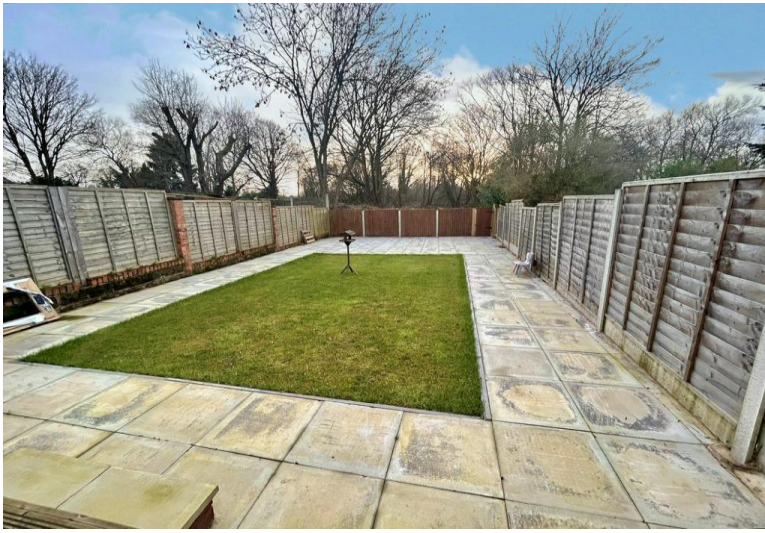


#### **Bedroom One to Front**

9' 10" x 12' 0" (3m x 3.66m) With double glazed bay window to front elevation, radiator and ceiling light point

#### **Bedroom Two to Rear**

12' 7" x 10' 7" (3.84m x 3.23m) With double glazed bay window to rear elevation, radiator and ceiling light point



### Bedroom Three to Front

7' 0" x 6' 1" (2.13m x 1.85m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to rear, radiator and ceiling light point

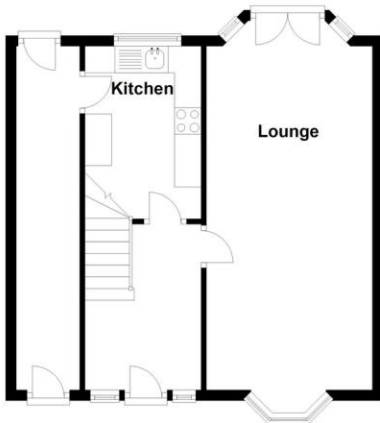
### Landscaped South West Facing Rear Garden

Being paved for low maintenance with lawned area, fencing to boundaries and large decked patio

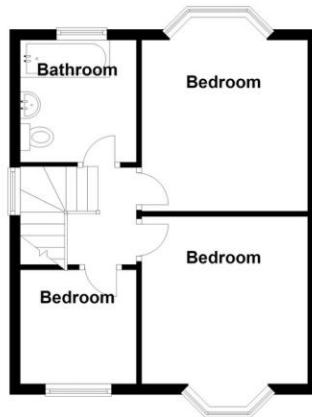
### Tenure

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

**Ground Floor**  
Approx. 44.4 sq. metres (477.9 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (380.5 sq. feet)



Total area: approx. 79.7 sq. metres (858.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.