



smarthomes

Primrose Lane

Hall Green , Birmingham, B28 0JS

- An Extended Three Bedroom Semi Detached Property
- No Upward Chain
- Potential To Extend Further STPP
- South West Facing Rear Garden

Offers Over £400,000

EPC Rating 57

Current Council Tax Band E





Property Description

The property is set back from the road behind a gated wrought iron boundary with block paved driveway providing generous off road parking extending to double garage doors, external lighting and composite front door leading through to

Enclosed Porch

With double glazed windows, tiled flooring, lighting and hardwood door with glazed inserts leading through to

Entrance Hallway

With ceiling light point, wood effect flooring, radiator, coving to ceiling, dado rail, stairs leading to the first floor accommodation with under-stairs storage cupboard and doors leading off to



Lounge Diner

29' 6" x 11' 1" (9.0m x 3.4m) With double glazed bay window to front elevation, part wood effect and part carpeted flooring, ceiling light points with decorative roses, wall lighting, coving to ceiling, two radiators, gas fire with tiled hearth and brick surround and double glazed sliding patio doors leading through to

Conservatory

11' 1" x 10' 5" (3.4m x 3.2m) With double glazed windows, double glazed French doors leading out to the rear garden, wood effect flooring, radiator, ceiling light with fan and glazed roof



Breakfast Kitchen

18' 0" max x 12' 1" max (5.5m x 3.7m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, five ring Neff gas hob with stainless steel splashback and Neff extractor canopy over, inset eye-level oven and grill, space and plumbing for dishwasher, space for fridge freezer, radiator, ceiling light points, tiled flooring, feature ceiling beams, double glazed window to front, double glazed door leading out to the rear garden and door leading into

Utility Room to Rear

11' 9" x 8' 10" (3.6m x 2.7m) Having fitted wall and base units, laminate work surfaces, double glazed window to rear elevation, tiled flooring, radiator, ceiling light points, coving to ceiling, pantry cupboard, storage cupboard, door to garage and door leading into



Ground Floor Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, low flush WC and vanity wash hand basin with complementary tiling to walls, non-slip flooring, ladder style radiator, wall mounted boiler, extractor and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, double glazed windows to front, loft access, coving to ceiling and doors leading off to

Bedroom One to Front

15' 1" x 9' 2" (4.6m x 2.8m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Two to Rear

13' 9" x 11' 5" (4.2m x 3.5m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted furniture





Bedroom Three to Rear

10' 5" x 9' 10" (3.2m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobes

Family Shower Room to Front

9' 6" x 6' 2" (2.9m x 1.9m) Being fitted with a three piece white suite comprising of; over-sized walk-in shower with thermostatic shower, low flush WC and vanity wash hand basin with obscure double glazed window to front, aqua-panelling and tiling to walls, wood effect flooring, ladder style radiator, extractor and spot lights to ceiling



Rear Garden

Being mainly laid to lawn with paved patio, shrub borders, pergola with polycarbonate roof, outside tap, exterior lighting and panelled fencing to boundaries

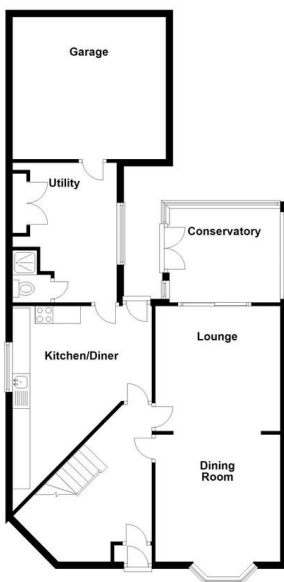
Garage

17' 8" x 14' 9" (5.4m x 4.5m) With double glazed window to rear elevation, wood door to garden, double sliding metal garage doors to driveway, power points, ceiling light point, space and plumbing for washing machine, laminate work surface and fitted wall cupboards

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 - E

Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.