



smarthomes

Southam Road

Hall Green, Birmingham, B28 0AB

- A Traditional Style Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Large South East Facing Rear Garden
- Potential To Extend STPP

£350,000

EPC Rating 63

Current Council Tax Band C





Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to double garage doors and glazed double doors leading into

Enclosed Porch

With tiled floor, wall lighting and original hardwood door with obscure stained glass insert leading through to

Entrance Hall

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

Reception Room One to Front

13' 11" x 12' 4" (4.24m x 3.76m) With secondary glazed bay window to front elevation, ceiling light point, radiator and wall mounted gas fire



Reception Room Two to Rear

11' 5" x 14' 5" (3.48m x 4.39m) With coving to ceiling, ceiling light point, radiator, modern wall mounted electric fire suite and glazed bay incorporating door leading into garden room

Breakfast Kitchen to Rear

8' 10" x 6' 10" (2.69m x 2.08m) Being fitted with a range of wall, drawer and base units, wood effect work surfaces, sink and drainer unit, tiling to splashback areas, space for cooker with extractor over, breakfast bar seating area, under-stairs storage cupboard, wood effect flooring and window and door to



Garden Room/Utility

19' 10" x 6' 2" (6.05m x 1.88m) With Belfast sink unit, wall lighting, door to garden, windows to rear and opening to

Utility Area

7' 6" x 16' 8" (2.29m x 5.08m) With ceiling light point, space and plumbing for washing machine, window to rear, door to downstairs WC and door to garage



Accommodation on the First Floor

Landing

With original stained glass obscure window to side, ceiling light point, access to loft space, coving to ceiling and doors leading off to

Bedroom One to Front

14' 6" x 10' 5" plus fitted wardrobes (4.42m x 3.18m) With double glazed bay window to front elevation, radiator, two ceiling light points and wall to wall fitted wardrobes and cupboards



Bedroom Two to Rear

14' 10" x 10' 3" plus fitted wardrobes (4.52m x 3.12m) With double glazed bay window to rear elevation, radiator, two ceiling light points and fitted double wardrobes and storage cupboards

Bedroom Three to Front

6' 10" x 6' 10" (2.08m x 2.08m) With box window to front elevation, radiator and ceiling light point



Bathroom to Rear

Being fitted with a panelled bath with shower over and pedestal wash hand basin with obscure double glazed window to rear, tiling to walls, airing cupboard, radiator and ceiling light point

Separate WC

With low flush WC, obscure window to side and ceiling light point

Large South East Facing Rear Garden

Being mainly laid to lawn with fencing to boundaries, an abundance of well stocked shrub borders, pathway to rear and timber storage shed

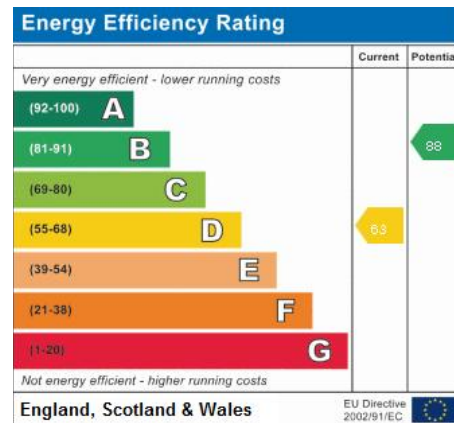
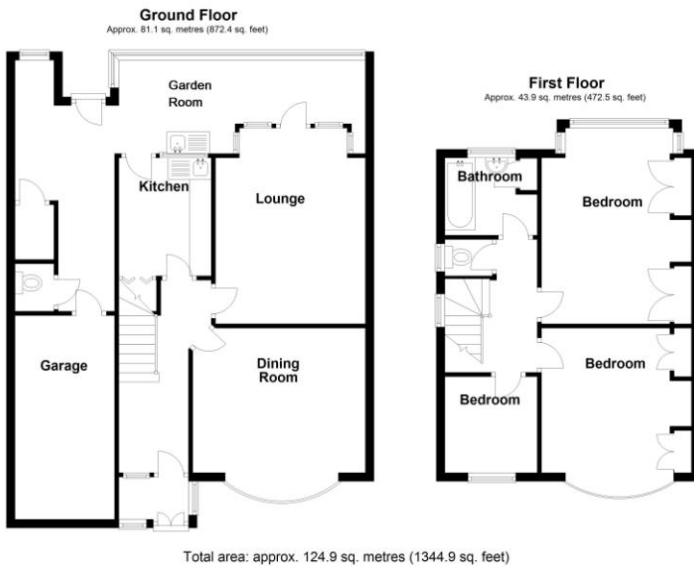


Garage

With double garage doors to driveway and door to utility to rear

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



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