



smarthomes

School Road

Hall Green, Birmingham, B28 8JE

- A Semi Detached Property Requiring Some Modernisation
- Three Bedrooms
- Dining Kitchen
- Pleasant Rear Garden

£285,000

EPC Rating 60

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 shared gated side access and part glazed wooden door leading into

Enclosed Porch

With tiled flooring, windows and original door leading through to

Entrance Hallway

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



Lounge to Front

14' 9" x 11' 1" (4.5m x 3.4m) With double glazed bay window to front elevation, ceiling light point, radiator and fireplace with marble hearth and wooden surround



Dining Kitchen to Rear

14' 9" x 11' 1" (4.5m x 3.4m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space for fridge freezer, radiator, ceiling light point, double glazed window to rear, coving to ceiling and tiled flooring



Utility Room to Rear

8' 2" x 6' 2" (2.5m x 1.9m) With double glazed window to rear, UPVC obscure double glazed door leading out to the rear garden, fitted wall and base units, laminate work surface, sink and drainer unit, space and plumbing for washing machine, tumble dryer and dishwasher, wall mounted boiler, tiling to splashback areas, flagstone flooring and ceiling light point

Accommodation on the First Floor

Landing

With feature original window to side, ceiling light point, loft access and doors leading off to

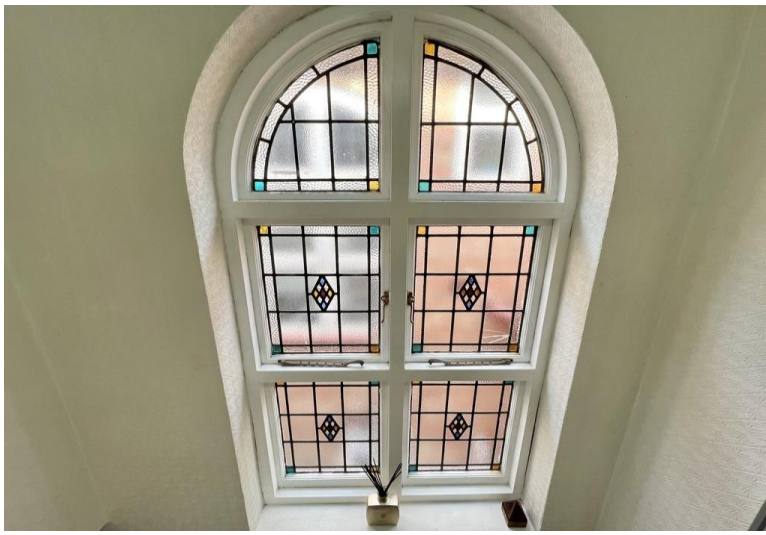
Bedroom One to Front

15' 1" x 9' 6" (4.6m x 2.9m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes



Bedroom Two to Rear

14' 5" x 9' 6" (4.4m x 2.9m) With double glazed bay window to rear elevation, radiator, ceiling light point and fitted wardrobes with sliding mirrored doors



Bedroom Three to Front

9' 6" x 6' 6" (2.9m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

6' 6" x 5' 10" (2.0m x 1.8m) Being fitted with a panelled bath with thermostatic shower over and pedestal wash hand basin, with tiling to walls, obscure double glazed window to rear, radiator and ceiling light point



Separate WC

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

Good Size Pleasant Rear Garden

Being mainly laid to lawn with paved patio, timber potting shed, gated side access, fencing to boundaries and a variety of mature shrubs, trees and bushes

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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