



smarthomes

Fallowfield Avenue

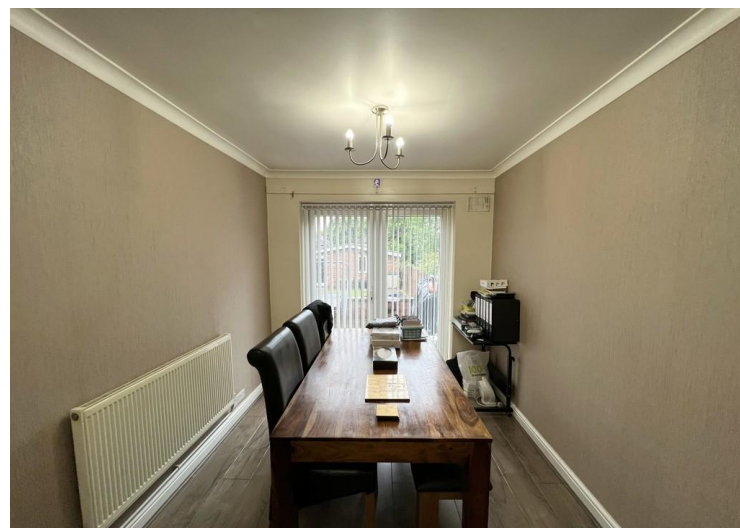
Hall Green, Birmingham, B28 0NL

- A Heavily Extended Semi Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Versatile Summer House/Home Office

Offers Over £400,000

EPC Rating 69

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 roller shutter garage door to storage room and UPVC double glazed sliding door leading into

Enclosed Porch

With double glazed windows, wood effect flooring, lighting and UPVC obscure glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, coving to ceiling, stairs leading to the first floor accommodation, door to garage/store room and doors leading off to



Reception Room One to Front

14' 1" x 10' 5" (4.3m x 3.2m) With double glazed bay window to front elevation, radiator coving to ceiling, ceiling light point and gas fireplace with marble hearth and wooden surround

Extended Reception Room Two to Rear

22' 11" x 13' 5" (7.0m x 4.1m) With double glazed French doors leading out to the rear garden, ceiling light points, wall lighting, two radiators, coving to ceiling, gas fireplace with marble hearth and decorative surround and part glazed door leading into



Extended Kitchen to Rear

14' 5" x 10' 9" (4.4m x 3.3m) Being fitted with a range of wall and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space for fridge freezer, wall mounted Vaillant boiler, radiator, ceiling light points, tiled flooring, double glazed window to rear, UPVC obscure double glazed door leading out to the rear garden and door leading into

Ground Floor Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with feature massage thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to side, ladder style radiator and ceiling light point



Accommodation on the First Floor

Landing

With loft access, ceiling light point and doors leading off to

Bedroom One to Front

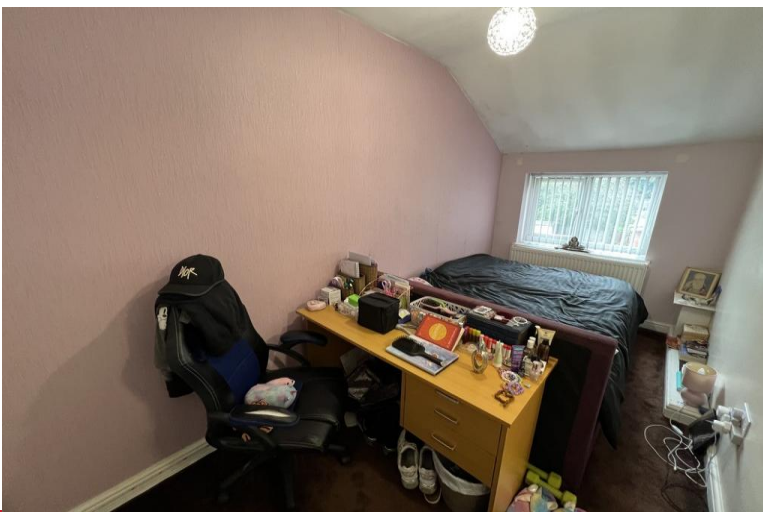
14' 5" x 9' 2" (4.4m x 2.8m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and a range of fitted wardrobes

Bedroom Two to Rear

11' 9" x 8' 10" (3.6m x 2.7m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted wardrobes

Bedroom Three to Rear

12' 9" x 5' 10" (3.9m x 1.8m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes





Bedroom Four to Front

12' 5" x 8' 10" (3.8m x 2.7m) With two double glazed windows to front elevation, radiator, two ceiling light points and fitted wardrobes

Family Bathroom to Rear

7' 2" x 6' 2" (2.2m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

Rear Garden

Being mainly laid to lawn with paved patio, paved pathways, exterior lighting, fencing to boundaries and access to Summer House/Home Office



Summer House/Home Office

22' 3" x 14' 5" (6.8m x 4.4m) Being brick built and currently used as a bar and sports room with UPVC obscure double glazed door to garden, double glazed window, strip lighting and power points

Garage/Store Room

19' 4" x 6' 2" (5.9m x 1.9m) With electric roller shutter garage door to driveway, ceiling light point, space and plumbing for washing machine, glazed door to rear and power points

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		85
(69-80) C	69	
(55-68) D		
(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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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.