



smarthomes

## Egginton Road

Hall Green, Birmingham, B28 0LY

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Lounge
- Open Plan Kitchen Dining Room

**£265,000**

EPC Rating '60'







## Property Description

The property is set back from the road behind a tarmac driveway extending to UPVC double glazed door to utility room and further UPVC double glazed front door leading into

### Enclosed Porch

With exterior lighting and hardwood door with obscure feature window leading into

### Entrance Hallway

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

### Lounge to Front

14' 1" x 10' 2" (4.3m x 3.1m) With double glazed bay window to front elevation, wall mounted radiator, laminate flooring, coving to ceiling, ceiling light point and fireplace with marble hearth and inlay and wooden surround





### Utility Room

16' 8" max x 6' 6" (5.1m x 2.0m) With two UPVC obscure double glazed doors to front and rear elevations, a range of light beech effect wall and base units with high gloss roll top laminate surface over incorporating sink and drainer unit, plumbing for washing machine, space for tumble dryer, laminate flooring, wall mounted Worcester Bosch combination boiler, two ceiling light points and door to

### Guest WC

With obscure double glazed window to front elevation, low flush WC, laminate flooring, radiator, vanity wash hand basin, tiling to splash back areas, extractor fan and ceiling light point

### Open Plan Kitchen Dining Room to Rear

#### Dining Area

12' 9" x 11' 9" (3.9m x 3.6m) With double glazed sliding patio doors to rear elevation, coving to ceiling, ceiling light point, feature fireplace with tiled hearth and wooden surround with open iron fire, wall mounted radiator and laminate flooring extending to



#### Kitchen Area

8' 6" x 8' 2" (2.6m x 2.5m) Being fitted with a range of wall, base and drawer units with wood effect laminate surface over incorporating sink and drainer unit with mixer tap and four ring Lamona gas hob with extractor over, double eye level Bosch oven, grill and microwave, integrated dishwasher, space for fridge freezer, ceiling light point and double glazed window to rear elevation



### Accommodation on the First Floor

#### Landing

With obscure double glazed window to side elevation, loft access, ceiling light point, coving to ceiling and doors radiating off to

#### Bedroom One to Front

14' 9" into bay x 10' 2" (4.5m x 3.1m) With double glazed bay window to front elevation, wall mounted radiator and ceiling light point





### Bedroom Two to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, wall mounted radiator, built in cupboards and ceiling light point

### Bedroom Three to Front

6' 10" x 5' 10" (2.1m x 1.8m) With double glazed window to front elevation, wall mounted radiator and ceiling light point

### L-Shaped Family Bathroom to Rear

7' 10" x 8' 6" max (2.4m x 2.6m) Being fitted with a three piece white suite comprising panelled bath with Triton shower over, low flush WC and pedestal wash hand basin, obscure double glazed windows to front and rear elevations, extractor fan, ceiling light point, chrome ladder style radiator, tiled flooring and useful airing cupboard

### Rear Garden

Being mainly laid to lawn with timber decked area with wooden fencing leading down to paved terrace patio area, fencing to boundaries and a range of mature shrubs and bushes

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Total area: approx. 89.7 sq. metres (965.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	60	
(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. 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/tenants are advised to recheck the measurements