



Sherwood Mews

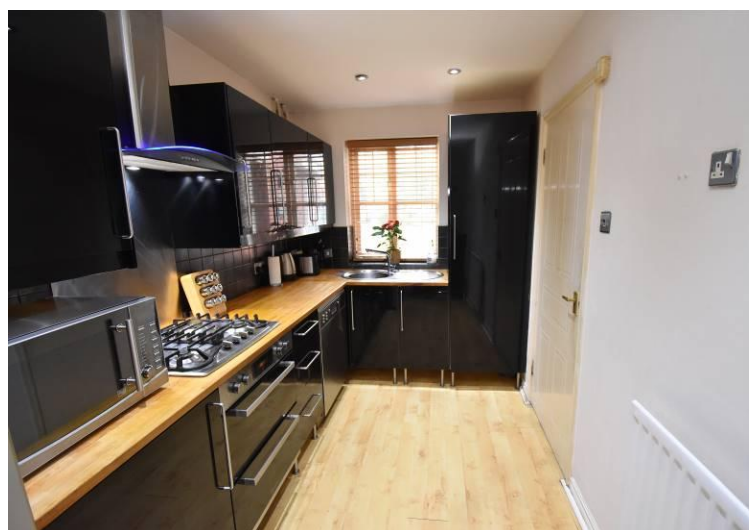
Hall Green, Birmingham, B28 0EW

- A Modern Three Bedroom Detached Family Home
- Quiet Cul-De-Sac Location
- Large Conservatory
- En Suite & Family Bathroom

Offers Over

£300,000

EPC Rating '66'





Property Description

The property is situated in a cul-de-sac and set back from the road behind a dropped kerb with tarmac driveway. There is a lawned fore garden to one side with a flower border and access to the property is gained via a hardwood front door with an obscure leaded coloured glass double glazed insert leading into

Entrance Hall

With laminate flooring, central heating radiator, alarm panel, door to garage and further doors radiating off to

Guest WC to Front

Having a round obscure hardwood double glazed window to the front, modern suite low level flush toilet, wash hand basin set into a vanity unit, chrome ladder style central heating radiator, modern tiling to the walls, tiling to the flooring, downward spotlights and electric consumer board.





Kitchen to Front

14' 5" x 6' 6" (4.4m x 2.0m) With hardwood double glazed window to the front, range of wall, drawer and base units in a black high gloss finish with wooden surface over incorporating a feature stainless steel sink and drainer unit with mixer tap over, four ring Baumatic gas hob with Baumatic electric double oven and grill beneath and stainless steel extractor over with stainless steel splash back. There is complementary tiling to all splash back areas, space for an American style fridge freezer, plumbing for a dishwasher, central heating radiator, cupboard housing the Worcester combination central heating boiler system, laminate flooring, downward spotlights to the ceiling and further hardwood door with double glazed window to the side elevation.



Lounge to Rear

12' 1" x 18' 4" (3.7m x 5.6m) Having a hardwood framed double glazed window to the rear elevation leading through to the conservatory and double opening UPVC double glazed French doors leading through to the conservatory, two central heating radiators, electric power points and TV aerial point.

Large Conservatory

16' 8" x 11' 9" (5.1m x 3.6m) Being Anglian built of UPVC and brick construction with glass thermal roof, electric power points and double opening French doors to the side elevation..



First Floor Landing

The landing has loft access and doors radiating off to three bedrooms and family bathroom.

Master Bedroom to Rear

12' 5" x 11' 5" (3.8m x 3.5m) Having a hardwood double glazed window to the rear elevation, central heating radiator, a range of large Hammond fitted wardrobes, ceiling light, electric power points and door leading off to



En Suite Shower Room to Rear

With obscure double glazed hardwood window to the side elevation with shower cubicle with a Mira shower over, WC and wash hand basin, tiling to splash back areas, tiling to the floor area, ceiling light and central heating radiator.



Bedroom Two to Front

10' 2" x 9' 6" (3.1m x 2.9m) Having space for a large wardrobe, hardwood double glazed window to the front, central heating radiator, ceiling light and electric power points.

Bedroom Three to Front

7' 10" x 7' 10" (2.4m x 2.4m) With hardwood double glazed window to the front elevation, central heating radiator, ceiling light and electric power points.

Family Bathroom

9' 10" x 5' 6" (3.0m x 1.7m) Having an obscure hardwood double glazed window to the rear elevation, three piece suite comprising white panelled bath with Mira shower over, toilet and wash hand basin, tiling to splash back areas, tiling to the floor, central heating radiator, ceiling light, shaver socket and useful airing cupboard.



Rear Garden

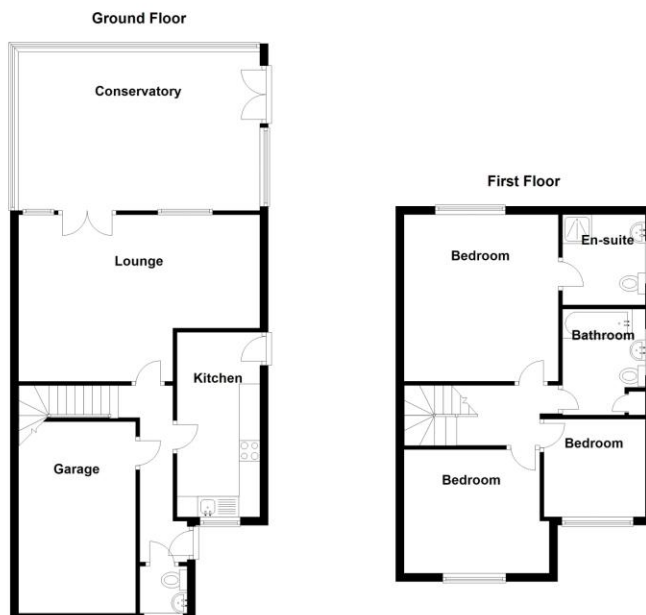
Having side gate access with block paved pathway leading to the front of the property. The garden is majority laid to lawn with fencing to boundaries, mature shrubs and trees.

Garage

With door to entrance hall and up and over garage door to driveway

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 Nigel Hodges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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
Soliuhll
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. All measurements are approximate and are 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