Sherwood Road
Hall Green, Birmingham, B28 0HB

• Three Bedroom Semi Detached
• Two Reception Rooms
• No Upward Chain
• Garage

£285,000
EPC Rating ‘59’
Property Description

DRAFT DETAILS

The property is set back from the road behind a dropped kerb with a brick wall to three sides with iron railing fencing over, block paved driveway with parking for multiple vehicles and a small border with mature bushes. Access is gained via single glazed obscure double opening porch doors with flagstone flooring and hardwood door with obscure single glazed windows with matching window to the side.

Entrance Hallway
Having polished varnished floor boards, wall mounted central heating radiator and useful cloaks cupboard housing the electric consumer board and gas meter with a feature single glazed leaded coloured window to the front elevation. Doors radiating off to
Reception Room One
15'5" (Into Bay) x 10'5" (4.7m (Into Bay) x 3.2m) Having a UPVC double glazed bay window to the front elevation with diamond leaded inserts, wall mounted central heating radiator point, corniced coving to the ceiling, ceiling light, electric power point and Irish marble open fireplace and inlay with feature wooden surround.

Reception Room Two
15'1" x 11'5" (4.6m x 3.5m) Having sliding UPVC double glazed patio doors to the rear with matching bay window to either side, central heating radiator, wall lighting, ceiling light, corniced coving to the ceiling and electric power points.

Kitchen
9'10" x 7'10" (3.0m x 2.4m) Having white wall, drawer and base units with a roll-top laminate work-surface over incorporating a stainless steel sink and drainer unit, four ring halogen hob with electric oven beneath and extractor over, tiling to all splash-back areas, wall mounted Ferroli combination central heating boiler, UPVC double glazed window to the rear elevation and door leading through to the pantry with a single glazed obscure window to the side elevation. Hardwood door with an obscure single glazed window leading through to the

Utility
5'6" x 13'5" (1.7m x 4.1m) Having a UPVC double glazed door to the rear with matching window to side, stainless steel double sink and drainer unit, plumbing for a washing machine and space for a tumble dryer, electric power points and door leading through to the garage.

Accommodation On The First Floor

Landing
Having a UPVC double glazed obscure window to the side, useful stair cupboard, loft access, ceiling light and doors off to

Bedroom One
15'8" (Into Bay) x 10'5" (4.8m (Into Bay) x 3.2m) With a UPVC double glazed bay window to the front elevation with diamond leaded inserts, central heating radiator, picture rail, electric power points and ceiling light.

Bedroom Two
15'1" (Into Bay) x 11'5" (Into Wardrobe) (4.6m (Into Bay) x 3.5m (To Wardrobe) Having a UPVC double glazed bay window to the rear elevation, central heating radiator, ceiling light, electric power points and built-in wardrobes.
Bedroom Three
6’10” x 8’6” (2.1m x 2.6m) Having a UPVC double glazed window to the front elevation with diamond leaded inserts, central heating radiator, ceiling light and electric power points.

Family Bathroom
9’10” x 7’10” (3.0m x 2.4m) A generous family bathroom with a UPVC double glazed obscure window to the rear elevation, four piece suite with Victorian style roll-top bath, separate shower cubicle with Triton electric shower, low level flush toilet, feature wash hand basin enclosed in a vanity unit, half height tiling with dado rail, ceiling light, polished floor boards and a central heating radiator.

Garden
The pleasant rear garden has a block paved terraced patio area ideal for entertaining and is majority laid to lawn with a paved slab pathway to the side leading down to a further paved terraced area with variety of mature shrubs and bushes and fencing to all boundaries.

Garage
15’5” x 7’10” (4.7m x 2.4m) Having a metal up-and-over door, electric power and ceiling light.

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

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**Energy Efficiency Rating**

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<th>Very energy efficient - lower running costs</th>
<th>Current</th>
<th>Potential</th>
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<td>D (31-50)</td>
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<td>E (21-40)</td>
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<td>F (11-30)</td>
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<td>G Not energy efficient - higher running costs</td>
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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.