



smarthomes

Fox Hollies Road

Hall Green, Birmingham, B28 8RN

- An Extended Three Bedroom Detached Property
- Two Reception Rooms
- Extended Kitchen
- Ground Floor & First Floor Bathrooms

£315,000

EPC Rating '46'





Property Description

The property is set back from the road behind a tarmacadam and block paved driveway extending to UPVC double glazed door to

Enclosed Porch

With tiled flooring, exterior lighting and hardwood front door leading through to

Entrance Hall

With laminate flooring, wall mounted radiator, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, glazed window to utility and doors to

L-Shaped Extended Lounge to Front

14' 9" x 10' 9" (4.5m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, two ceiling light points and obscure glazed French doors leading through to



Extended Dining Room to Rear

12' 1" x 10' 5" (3.7m x 3.2m) With UPVC double glazed sliding patio doors leading to rear, wall mounted radiator, coving to ceiling, wall lighting, brick built fire place and opening through to

Extended Kitchen to Rear

18' 8" x 9' 2" (5.7m x 2.8m) Being fitted with a range of light beech effect wall, drawer and base units, six ring gas hob with stainless steel and glass extractor over, sink and drainer unit with mixer tap, plumbing for dishwasher, Diplomat double oven and grill, space for fridge and freezer, laminate flooring, radiator, complementary tiling to splash back areas, spot lights to ceiling, UPVC double glazed window to rear elevation and door to



Utility Area

20' 4" x 5' 10" max (6.2m x 1.8m) With wall mounted Potterton central heating boiler, obscure glazed door to storage area, tiled flooring, plumbing for washing machine, ceiling light point, built in cupboards and door to

Downstairs Bathroom to Front

Being fitted with a three piece white suite comprising corner panelled bath, low flush WC and vanity wash hand basin, double glazed window to front elevation, chrome ladder style radiator, tiling to walls, tiled flooring, spot lights to ceiling, extractor fan and useful cupboard



Accommodation on the First Floor

Landing

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

Bedroom One to Front

11' 9" x 11' 1" (3.6m x 3.4m) With UPVC double glazed window to front elevation, wall mounted radiator, built in cupboard and ceiling light point

Bedroom Two to Rear

15' 5" x 10' 5" (4.7m x 3.2m) With UPVC double glazed window to rear elevation, wall mounted radiator, built in cupboards with over bed storage, loft access and ceiling light point





Bedroom Three to Rear

9' 6" x 11' 9" (2.9m x 3.6m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Family Bathroom to Front

5' 2" x 5' 6" (1.6m x 1.7m) Being fitted with a three piece white suite comprising panelled bath with shower over, low flush WC and vanity wash hand basin, tiling to walls, tiled flooring, wall mounted radiator, useful over-stairs storage cupboard and obscure double glazed window to front elevation



Rear Garden

Being mainly laid to lawn with patio area having a polycarbonate roof ideal for entertaining, brick wall and fenced boundaries, side gate access, a variety of mature shrubs and bushes, useful storage cupboard and further patio to rear

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

