



smarthomes

Robin Hood Lane

Hall Green, Birmingham, B28 0EQ

- A Larger Style Semi Detached Property
- Three Double Bedrooms
- Two Reception Rooms & Conservatory
- Modern Four Piece Family Bathroom

£342,500

EPC Rating '47'

Council Tax Band - D





Property Description

The property is set back from the road behind a tarmacadam driveway providing off road parking extending to garage door and UPVC double glazed double opening doors to

Enclosed Porch

With laminate flooring, exterior lighting and front door leading through to

Spacious Hallway

With stairs leading to the first floor accommodation, laminate flooring, radiator, coving to ceiling, spot lights to ceiling and doors radiating off to

Dining Room to Front

16' 0" into bay x 11' 1" (4.9m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring, coving to ceiling, wall lighting and ceiling light point



Lounge to Rear

13' 9" x 11' 9" (4.2m x 3.6m) With UPVC double glazed sliding patio doors leading through to the conservatory, laminate flooring, radiator, feature wall mounted gas fire, wall lighting, ceiling light point and feature window to hallway

Conservatory

14' 1" x 13' 1" (4.3m x 4.0m) Of UPVC and brick construction with polycarbonate roof, ceiling light and fan, radiator, laminate flooring, power points and UPVC double glazed French doors leading out to the rear garden



Kitchen to Rear

8' 6" x 9' 10" (2.6m x 3.0m) Being fitted with a range of white high gloss wall, drawer and base units with high gloss roll top laminate surface over incorporating sink and drainer unit with mixer tap, integrated dishwasher, four ring gas hob with electric oven beneath and extractor canopy over, cupboard housing combination central heating boiler, plumbing for washing machine, tiling to walls, spot lights to ceiling, pantry, UPVC double glazed window to rear elevation and UPVC double glazed door to side



Accommodation on the First Floor

Landing

With UPVC double glazed window to side elevation, picture rail, useful storage cupboard and doors radiating off to

Bedroom One to Front

16' 8" into bay x 11' 1" (5.1m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point

Bedroom Two to Rear

12' 9" up to wardrobe x 9' 10" (3.9m x 3.0m) With UPVC double glazed window to rear elevation, wall mounted radiator, picture rail, built in cupboard and ceiling light point



Bedroom Three to Front

12' 9" x 10' 5" with restricted head height (3.9m x 3.2m) With UPVC double glazed window to front elevation, wall mounted radiator, useful built in cupboards and ceiling light point



Modern Family Bathroom to Rear

8' 6" x 6' 2" (2.6m x 1.9m) Being fitted with a modern four piece suite comprising panelled bath with centralised waterfall mixer tap and shower attachment, low flush WC, pedestal wash hand basin with waterfall tap and corner shower cubicle with thermostatic rainfall shower, UPVC obscure double glazed window to rear elevation, tiling to walls and floor, wall mounted ladder style heated towel rail, extractor and spot lights to ceiling



Good Size Rear Garden

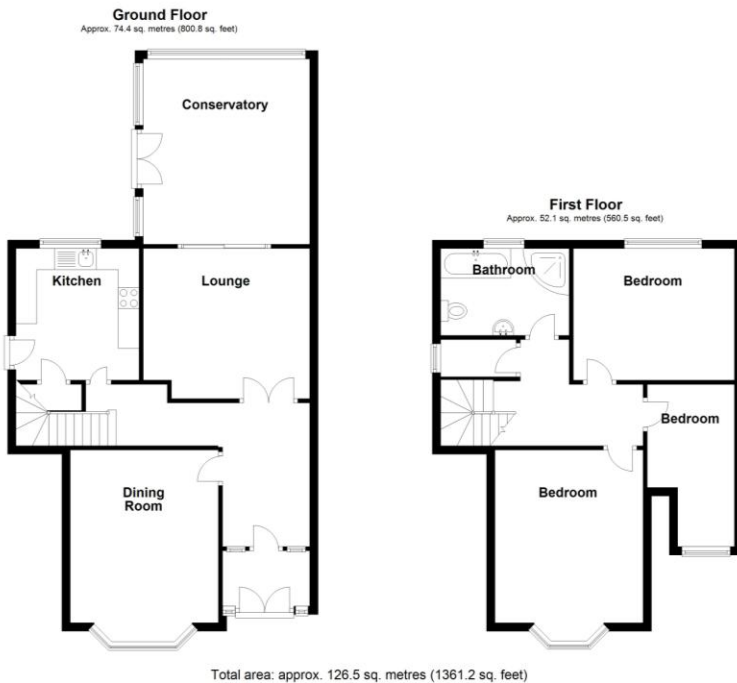
Being mainly laid to lawn with side gate covered lean to, terrace patio area and a variety of mature shrubs and bushes

Garage

13' 1" x 8' 2" (4.0m x 2.5m) With wooden double opening doors and light point

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
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 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