



Blythsford Road

Hall Green, Birmingham, B28 0UR

- A Two Double Bedroom Semi Detached Property
- Lounge & Conservatory
- Dining Kitchen
- Family Bathroom & Guest WC

Offers Over

£180,000

EPC Rating '52'





Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to side access, exterior lighting and UPVC obscure double glazed front door leading into

Entrance Hallway

With laminate flooring, cupboard housing electric consumer board, stairs leading to the first floor accommodation and doors off to



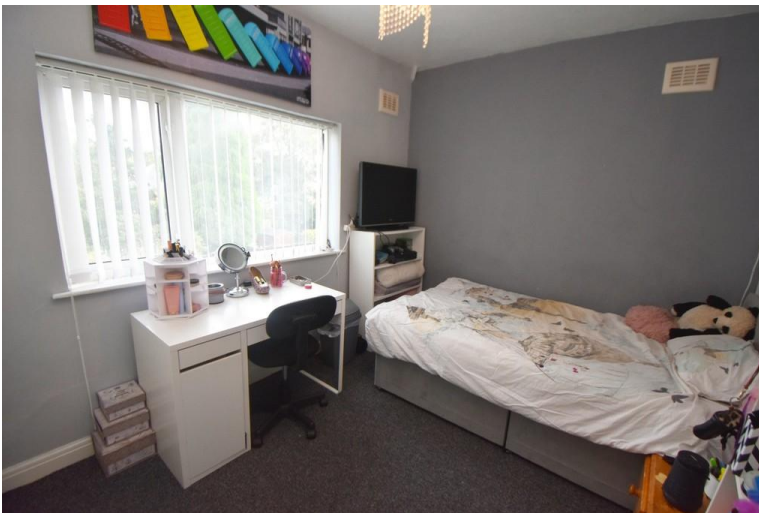
Lounge to Front

12' 5" into bay x 12' 1" (3.8m x 3.7m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, laminate flooring, dado rail, wall lighting, coving to ceiling and ceiling light point



Kitchen Diner to Rear

14' 9" into bay x 12' 1" (4.5m x 3.7m) Being fitted with a range of wall, drawer and base units with laminate roll top surface over incorporating sink and drainer unit, wall mounted combination boiler, space for electric cooker, tiling to splash back areas, laminate flooring, coving to ceiling, wall mounted radiator, bay window to rear elevation, UPVC double glazed window to side elevation and under-stairs pantry area



Conservatory

With UPVC double glazed door to rear elevation, tiled flooring, polycarbonate roof, plumbing for washing machine and door to side passage

Side Passage

Currently utilised as a bar area with electric power points, UPVC double glazed windows to side and rear elevations, door to front elevation and door to Guest WC



Accommodation on the First Floor

Landing

With laminate flooring, loft access, ceiling light point and doors off to

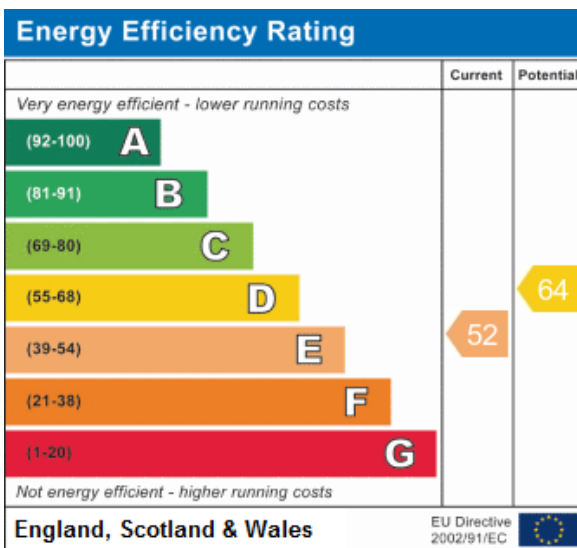


Bedroom One to Front

12' 1" x 10' 2" (3.7m x 3.1m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point with fan

Bedroom Two to Rear

12' 1" x 8' 6" (3.7m x 2.6m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point



Family Bathroom

5' 6" x 7' 6" (1.7m x 2.3m) Being fitted with a three piece white suite comprising tiled panelled bath with Triton shower over, low flush WC with concealed cistern and pedestal wash hand basin, UPVC obscure double glazed window to side elevation, tiling to water prone areas, wall mounted radiator, extractor and dado rail

Rear Garden

Having a paved patio terrace with steps leading down to lawned area with a variety of mature shrubs and bushes and fencing to boundaries

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 vendor