



# **Blythsford Road** Hall Green, Birmingham, B28 OUR

#### smarthomes

- A Two Double Bedroom Semi Detached Property
- 0
- Dining Kitchen 0





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



#### **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92-100) Α В (81-91) C (69-80) D) (55-68) E (39-54)F (21-38) G Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales

## **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

316Stratford Road Shirley Solihull 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 are for general guidance purposes only and whilst every care has been taken to ensure heir accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements