



smarthomes

Bushmore Road

Hall Green, Birmingham, B28 9QY

- A Semi-Detached Property
- Three Bedrooms
- Through Lounge/Diner
- Extended & Re-Fitted Kitchen

£325,000

EPC Rating - 64

Current Council Tax Band - C





Property Description

The property is set back from the road behind a dropped kerb with wall to the front and one side. Access is gained via a storm porch with hardwood single glazed leaded obscure doors leading through to

Entrance Hall

With stairs leading off to the first floor, double panelled central heating radiator, picture rail, ceiling light, cupboard housing the gas meter, doors radiating off to through lounge and kitchen and a useful under-stairs storage cupboard housing the electric meter.

Through Lounge/Diner

Lounge

12' 9" x 11' 9" (3.9m x 3.6m) Having aluminium framed double glazed sliding patio doors leading to the rear, double panelled wall mounted central heating radiator, picture rail, wood effect laminate flooring, open fire with brick hearth and tiling, TV aerial and electric power points.



Dining Area

14' 5" (into bay) x 10' 2" (4.4m (into bay)) (x 3.1m) Having a UPVC double glazed bay window to the front, central heating radiator, picture rail, ceiling light, electric power points and matching wood effect laminate flooring throughout.

Extended & Re-Fitted Kitchen to Rear

16' 0" x 6' 6" (4.9m x 2.0m) Being re-fitted with a range of wall, base and drawer units with a feature work surface over incorporating a ceramic sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge/freezer and washing machine, tiling to splash back areas, half height panelling, radiator, ceiling light point and spot lights, a double glazed window to the rear aspect, part glazed door to side passage and further door to



Study Room

13' 1" x 6' 6" (3.99m x 1.98m) With stairs rising to the study room with restricted head height and having a feature glass inlay to one wall and a Velux window to the other, wooden clad walls and roofing, ceiling light and electric power points

Side Passage

16' 4" x 3' 11" (5.0m x 1.2m) Having a UPVC double glazed obscure door to the rear, further wooden door to the garage, ceiling light, electric power points and a wall mounted Worcester Bosch combination central heating boiler.



Landing

With UPVC obscure double glazed window to side elevation, loft access and doors off to

Bedroom One to Front

14' 9" into bay x 10' 2" (4.5m x 3.1m) With UPVC double glazed window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point



Bedroom Two to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With UPVC double glazed window to rear elevation, wall mounted radiator, picture rail and ceiling light point

Bedroom Three to Front

6' 10" x 5' 10" (2.1m x 1.8m) With UPVC double glazed window to front elevation, wall mounted radiator, picture rail and ceiling light point



Family Bathroom to Rear

7' 10" x 5' 2" (2.4m x 1.6m) Being fitted with a white suite comprising panelled corner bath with Victorian style taps over, pedestal wash hand basin and separate shower cubicle, tiling to walls, laminate flooring, electric towel rail and ceiling light point

Separate W.C

With an obscure double glazed window, low flush WC, ceiling light point and laminate flooring

West Facing Rear Garden

Being mainly laid to lawn with terrace patio area, paved pathway to side, flower border, steps to timber framed shed and a variety of mature trees and bushes

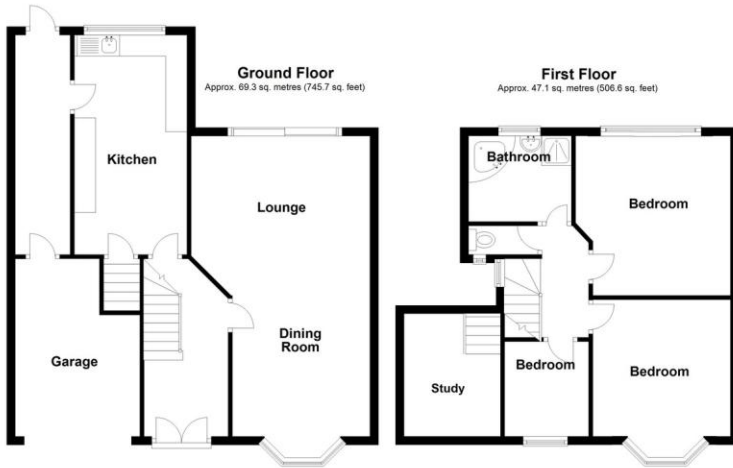


Garage

17' 4" max x 6' 2" max (5.3m x 1.9m) With double opening wooden garage doors and ceiling 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. Council tax band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.