



smarthomes

Acheson Road

Hall Green, Birmingham, B28 0TS

- A Well Presented Extended Semi Detached Property
- Three Bedrooms
- Extended Kitchen
- Two Reception Rooms

£254,950

EPC Rating '63'





Property Description

The property is set back from the road behind a drop kerb with a paved driveway for parking, side gate access, lawned fore garden with shingled boarder and dwarf wall to front.

Access to the property is via a single glazed double opening porch door, cupboard housing gas meter, wooden front door with obscure single glazed inserts and matching windows either side leading through to

Entrance Hall

With polished floorboards, central heating radiator, coving to ceiling, ceiling light point, stairs leading to first floor accommodation, useful under stairs storage cupboard and doors radiating off to



Reception Room One to Front

12' 5" x 11' 1" (3.8m x 3.4m) With UPVC double glazed bay window to front elevation, central heating radiator, polished floor boards, coving to ceiling, wall lights, double opening French style doors leading through to

Reception Room Two to Rear

12' 1" x 11' 1" (3.7m x 3.4m) With UPVC double glazed door with matching windows to either side, polished floor boards, central heating radiator, wall lighting, coving to ceiling, fireplace with marble half and wooden surround, electric point, tv aerial



Extended Kitchen

20' 11" x 6' 2" (6.4m x 1.9m) Being fitted with a range of wall, draw and base units in natural wood finish with a roll top gloss work surface over, incorporating a four ring Neff gas hob with electric oven below and Neff extractor fan over, one and a half stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine and dishwasher, space for fridge/freezer, complementary tiling to splash back areas, UPVC double glazed door to side elevation with matching windows either side, further UPVC double glazed window to rear elevation, central heating radiator, laminate flooring, three ceiling light points, cupboard housing Worcester Bosch central heating combination boiler system



Accommodation on First Floor

Landing

With single glazed feature window to side elevation, loft access, wall and ceiling light points and doors radiating off to

Bedroom One to Rear

12' 9" x 10' 2" (3.9m x 3.1m) With UPVC double glazed bay window to rear elevation, central heating radiator, two ceiling light points, electric power points, two built in cupboards with over cupboard storage

Bedroom Two to Front

12' 1" x 10' 2" (3.7m x 3.1m) With UPVC double glazed bay window to front elevation, central heating radiator, two ceiling light points, electric power points





Bedroom Three to Front

6' 6" x 6' 10" (2m x 2.1m) With UPVC double glazed window to front elevation, central heating radiator, ceiling light point, electric power points

Family Bathroom to Rear

9' 10" x 6' 2" (3m x 1.9m) Being fitted with a three-piece white suite comprising of p shaped panelled bath with an Aqualisa electric shower over with glass shower screen, pedestal wash hand basin, low level flush WC, central heating radiator, laminate flooring, ceiling light point, UPVC double glazed obscure window to rear elevation

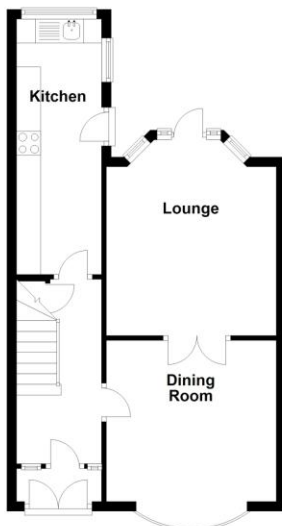
Private Rear Garden

Being mainly laid to lawn, paved terraced patio area, mature shrubs and bushes, exterior light, covered side passage with a wooden door leading through to the front of the property, further rockery and crazy paved terraced patio area to the rear of the garden, fencing to boundaries, timber frame built shed, concrete storage with double opening aluminium doors to the rear

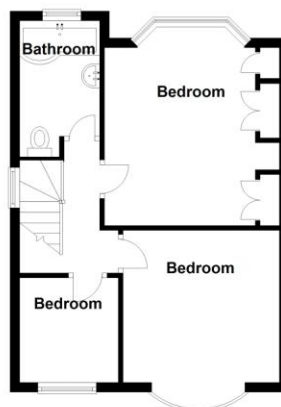
Tenure

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

Ground Floor



First Floor



Total area: approx. 83.2 sq. metres (895.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	