



smarthomes

Baldwins Lane

Hall Green, Birmingham, B28 0RG

- An Extended Three Bedroom Semi Detached Property
- Three Bedrooms
- Attractive Lounge
- Open Plan Dining Kitchen

£289,950

EPC Rating '42'





Property Description

The property is set back from the road behind a part block paved and part tarmac driveway providing off road parking extending to garage door and UPVC double glazed door to

Enclosed Porch

With spot lights to ceiling, porcelain tiling to floor and UPVC obscure double glazed door with matching window to side leading through to

Entrance Hallway

With polished tiled flooring, radiator, stairs leading to the first floor accommodation and oak doors radiating off to

Lounge to Front

14' 1" into bay x 10' 5" (4.3m x 3.2m) With UPVC double glazed bay window to front elevation, radiator, ceiling light point and log effect gas fire with tiled hearth, brick inlay and wooden surround



Guest WC

With low flush WC, vanity wash hand basin, chrome ladder style radiator, extractor fan, polished tiling to floor, tiling to walls and spot lights to ceiling

Open Plan Kitchen Diner to Rear

Dining Area

14' 5" into bay x 12' 9" (4.4m x 3.9m) With UPVC double glazed French doors set within a bay window leading to the conservatory, wooden flooring, coving to ceiling, two radiators, ceiling light point, open fireplace with polished tiled hearth and wooden surround and opening through to



Kitchen Area

13' 9" x 6' 2" (4.2m x 1.9m) Being fitted with a range of gloss fronted wall, drawer and base units with laminate surface over incorporating sink and drainer unit with mixer tap, four ring gas hob with electric oven beneath and stainless steel extractor over, complementary tiling to splash back areas, plumbing for washing machine, space for fridge freezer, polished tiling to floor, two ceiling light points, electric consumer board, cupboard housing Worcester Bosch combination boiler, UPVC double glazed window to conservatory and UPVC double glazed door and window to side



Large Conservatory

18' 4" x 13' 1" (5.6m x 4.0m) With double glazed French doors leading out to the rear garden, polished tiling to floor, two radiators, electric power points and ceiling light point

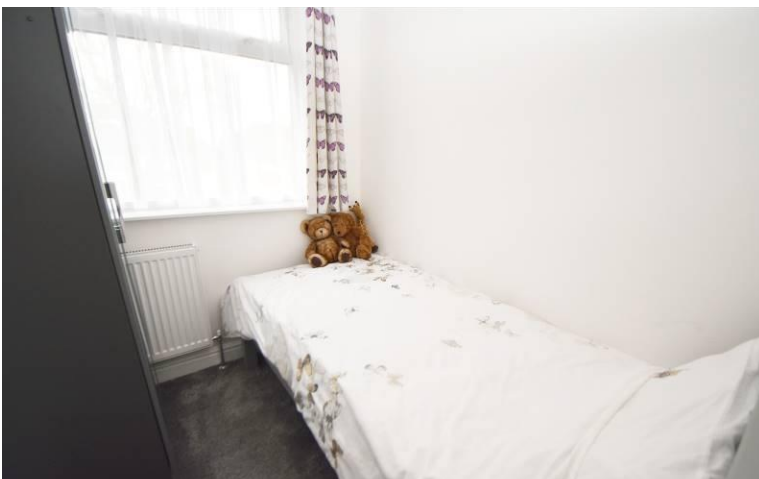
Accommodation on the First Floor

Landing

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

Bedroom One to Rear

14' 5" into bay x 9' 6" (4.4m x 2.9m) With UPVC double glazed bay window to rear elevation, wall mounted radiator, a range of built in cupboards and ceiling light point



Bedroom Two to Front

14' 9" into bay x 8' 10" (4.5m x 2.7m) With UPVC double glazed bay window to front elevation, wall mounted radiator, a range of built in cupboards 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 and ceiling light point

Luxury Refitted Family Bathroom

7' 10" x 7' 10" (2.4m x 2.4m) Being refitted with a three piece white suite comprising tiled panelled bath with thermostatic rain cloud shower over and glazed screen, low flush WC and feature vanity wash hand basin with waterfall tap, UPVC obscure double glazed windows to front and rear elevations, complementary Porcelanosa tiling to walls and floor, back lit mirror, chrome ladder style radiator, extractor fan and spot lights to ceiling

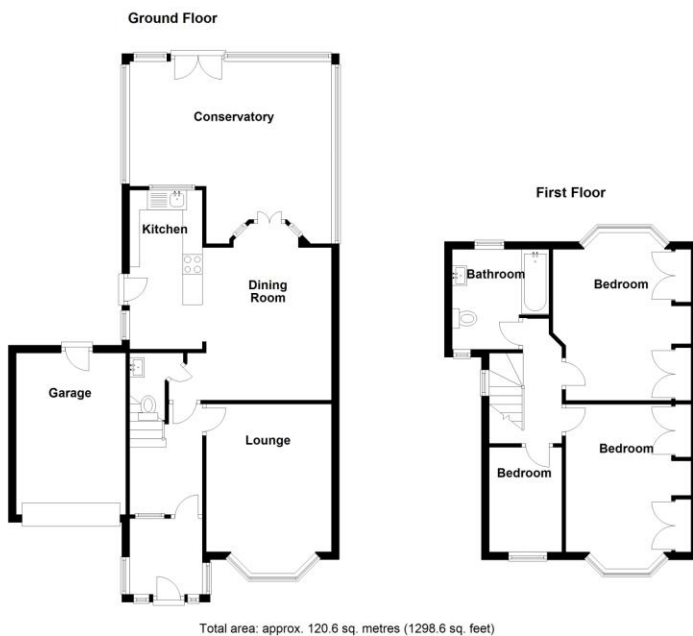


Rear Garden

Having a timber decked area ideal for entertaining, waterproof electric point and steps leading down to lawned area with centralised pathway, fencing to boundaries, hedgerow border to one side, concrete shed to rear, variety of mature shrubs and trees and paved pathway to side of property

Garage

14' 5" x 7' 10" (4.4m x 2.4m) With double wooden doors to driveway, polycarbonate roof, electric power points, sink and drainer unit and UPVC obscure double glazed door to rear garden



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

316 Stratford Road
Shirley
Soliuhll
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