



smarthomes

Painswick Road

Hall Green, Birmingham, B28 0HE

- Extended Semi Detached
- Four Bedrooms & Two Reception Rooms
- Re-Fitted Bathroom & Re-Fitted Kitchen
- No Upward Chain

£324,950

EPC Rating '53'





Property Description

The property is set back from the road behind a tarmac driveway providing ample off-road parking. There is an ornamental brick built wall with shrubbery fore-garden and driveway extending to double opening garage doors.

Enclosed Porch

A UPVC double glazed porch, with ceramic tiling to the floor and Georgian style door leading into;

Entrance Hall

With ceramic tiling to the floor, under-stairs store cupboard, wall mounted radiator, coving to ceiling, ceiling light point and original timber doors leading off to;

Cloaks Cupboard

With storage.



Reception Room One (To Front)

16' 0" x 10' 6" (4.88m x 3.2m) Having a double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, two wall light points, wall mounted infra-red alarm sensor and feature chimney recess.

Reception Room Two

11' 6" x 15' 10" (3.51m x 4.83m) With double glazed French doors leading out to rear garden, two wall light points, ceiling light point and a wall mounted radiator.



Re-Fitted Kitchen

9' 10" x 7' 8" (3m x 2.34m) Having a range of re-fitted base units and matching wall units, free standing 'Range' oven with five ring burners and centre wok burner, inset double oven set below combination light and extractor, ceramic tiling to the floor and door leading off to utility, double glazed window to rear elevation, one and half stainless steel sink and drainer unit with mixer tap and plumbing for an automatic dishwasher

Extended Utility

5' 3" x 12' 7" (1.6m x 3.84m) With a range of fitted base units, matching wall units, plumbing for an automatic washing machine, recess for tumble dryer and a single stainless steel drainer sink unit with mixer tap.



Guest WC

Having a wall mounted wash hand basin with mixer tap, low level WC and complementary tiling to water prone areas.

Accommodation ON the First Floor

Landing

With spindle balustrade, access to boarded loft space and doors radiating off to;

Bedroom One (To Rear)

15' 2" x 11' 5" (4.62m x 3.48m) With triple fitted wardrobes, wall mounted radiator, two ceiling light points and double glazed bay window to the rear elevation.

Bedroom Two (To Front)

16' 0" x 10' 6" (4.88m x 3.2m) With double glazed bay window to the front elevation, ceiling light point and wall mounted radiator.





Bedroom Three

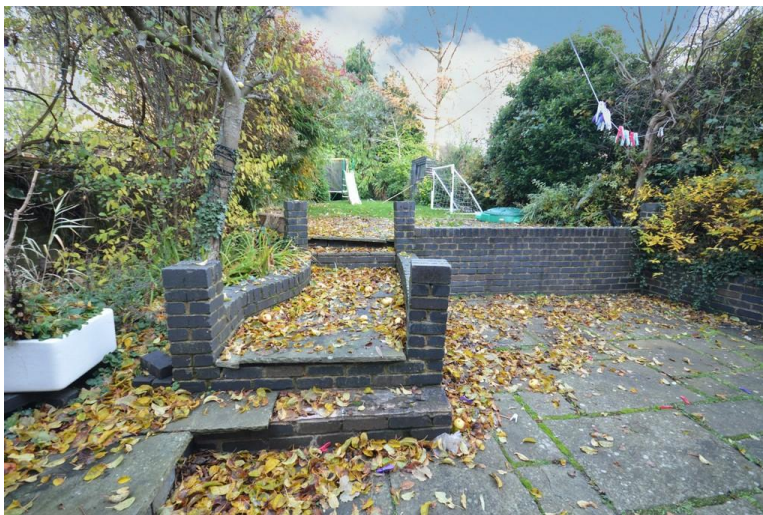
9' 10" x 6' 9" (3m x 2.06m) Having a double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Extended Bedroom Four

16' 4" (max) x 6' 6" (max) (4.98m (max) x 1.98m (max) With double aspect double glazed windows, wall mounted radiator, two ceiling light points,

Re-Fitted Family Bathroom

8' 2" x 9' 2" (2.49m x 2.79m) A four piece 'Savoy' bathroom suite with close coupled WC, roll-top bath with feature feet and mixer tap shower fitment, heated towel rail, pedestal wash hand basin, fully tiled shower cubicle, complementary tiling to water-prone areas, tiled effect flooring and driftwood double glazed windows to both sides and rear.



Outside

Garden

A pleasant rear garden with flagged patio area and Birmingham blue ornamental brick built wall and feature steps leading to lawned area with stepping stone pathway. There are well stocked shrubbery borders and the remainder of the garden is mainly laid to lawn.

Garage

16' 3" x 6' 8" (4.95m x 2.03m) With double opening garage doors to the front elevation, ceiling strip light and wall mounted storage.

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

