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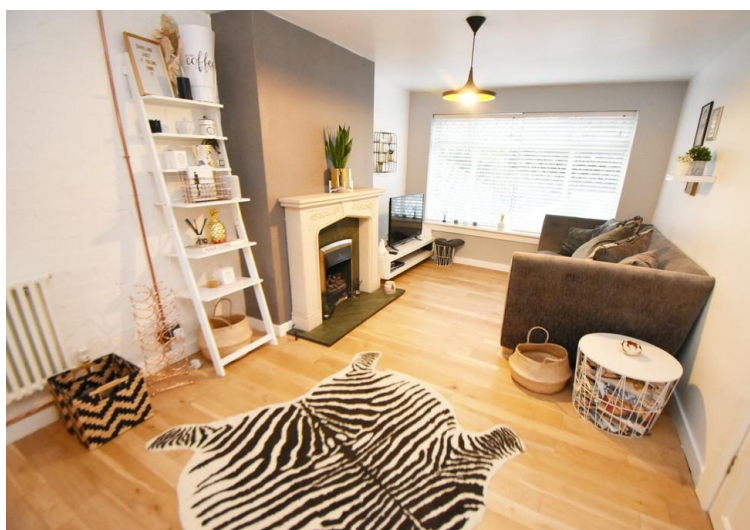
## Willson Croft

Hall Green, Birmingham, B28 0SS

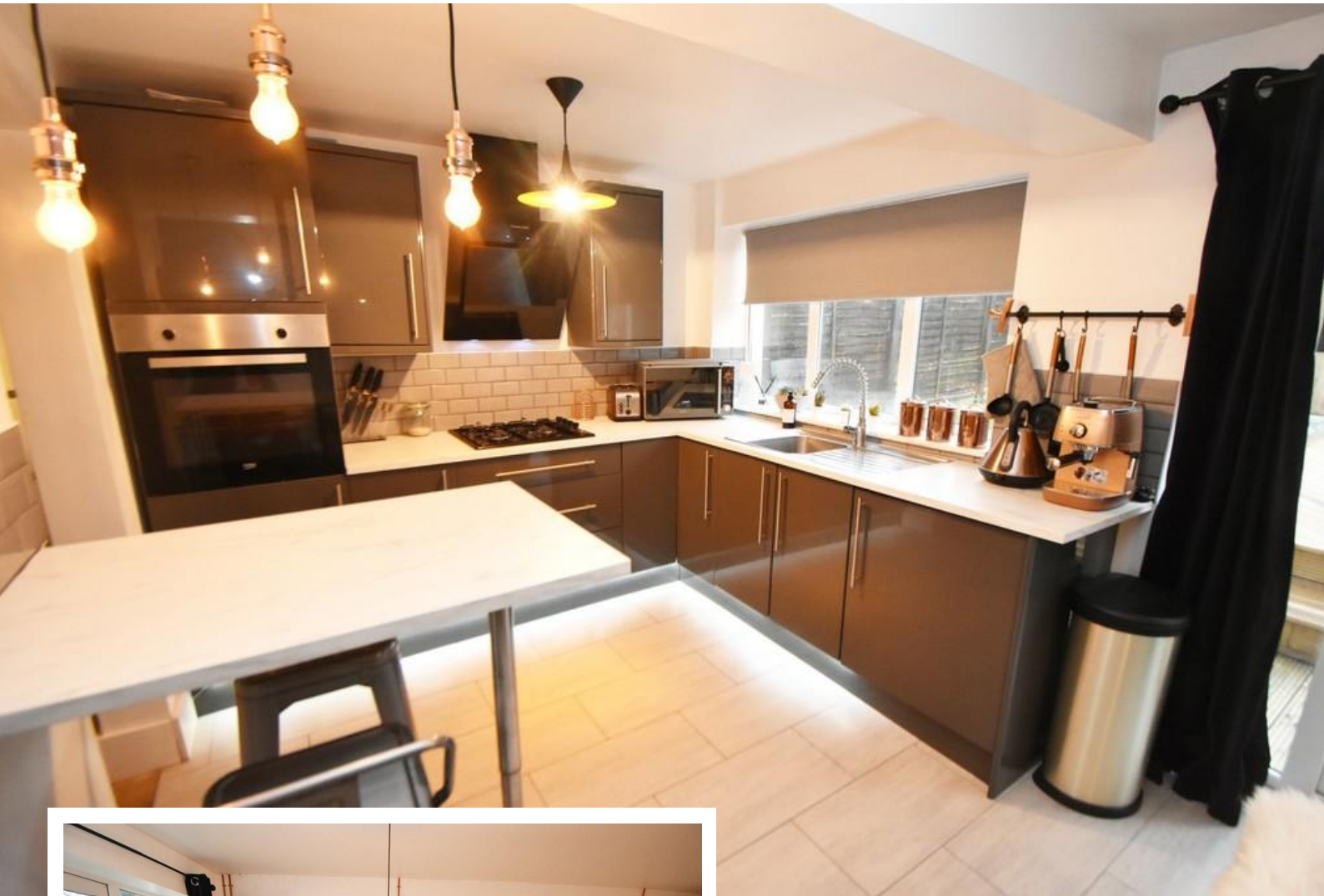
- Beautifully Presented
- Three Bedrooms
- Quiet Cul-De-Sac Location
- Open Plan Lounge/Diner

**£210,000**

EPC Rating '46'







## Property Description

The property is set back from the road with steps leading up to a timber decked area with side gate entrance, exterior lighting and blue slate chipping fore-garden with a variety of mature shrubs.

Access is gained via a UPVC double glazed obscure door with double glazed obscure window to side leading into;

### Entrance Hall

With solid oak flooring, central heating radiator, electric consumer board, ceiling light, stairs rising to the first floor and doors radiating off to the utility, opening through to the kitchen and double opening French doors leading through to the kitchen diner area.





### Open Plan Lounge/Diner

25' 3" x 10' 2" (7.7m x 3.1m)

### Dining Area

Having a UPVC double glazed window to the front elevation with diamond leaded inserts, double opening UPVC double glazed patio doors to the rear with matching windows to either side, ceiling light, feature vertical central heating radiator, Porcelain tiling to the floor area, electric power points and opening to the kitchen area.

### Lounge Area

Having solid oak flooring, living flame gas fire with marble hearth, inlay and stone surround, ceiling light, TV aerial, electric power points and feature central heating radiator.



### Kitchen Area

8' 10" x 7' 6" (2.7m x 2.3m) Having a UPVC double glazed window to the rear elevation and a modern range of wall, drawer and base units in a high gloss grey finish with a laminate work surface over incorporating a stainless steel sink and drainer with shower attachment over, four ring gas hob with a 'Russell Hobbs' feature electric extractor fan over, eye level electric oven, integrated fridge, breakfast bar area with feature lights, complementary tiling to all splash-back areas, under-cupboard lighting, ceiling light and polished Porcelain tiling to the floor area.



### Utility Area

2' 7" x 11' 9" (0.8m x 3.6m) Having plumbing for a washing machine, electric power and space for a freezer.

### Accommodation On The First Floor

### First Floor Landing

Having an obscure UPVC double glazed window to the side, loft access and solid oak doors leading off to three bedrooms and family shower room.

### Bedroom One

11' 9" x 9' 10" (3.6m x 3.0m) Having a UPVC double glazed window with diamond leaded inserts to the front elevation, central heating radiator, ceiling light, electric power points and original iron fire.

### Bedroom Two

12' 9" x 7' 10" (3.9m x 2.4m) Having a UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring, ceiling light and a range of built-in wardrobes with mirrored sliding doors.





### Bedroom Three

8' 10" x 6' 10" (2.7m x 2.1m) Currently used as a dressing room and having a UPVC double glazed window to the rear elevation, central heating radiator, ceiling light and electric power points.

### Family Shower Room

6' 2" x 5' 2" (1.9m x 1.6m) Having a feature shower unit with glass screen and raincloud shower attachment over and thermostatic shower, close coupled WC with enclosed cistern and feature wash hand basin with waterfall tap over. There is complementary tiling to all walls, a chrome ladder style central heating radiator, tiling to the floor area, downward spot-lights to the ceiling and an obscure UPVC double glazed window to the front elevation.

### Outside

#### Garden

The easily maintained rear garden has a timber decked area and further terraced patio area to the rear with Pergola over ideal for entertaining. There is fencing to all boundaries and an astro turfed area for ease of maintenance.

#### 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

