



## Green Road

Hall Green, Birmingham, B28 8DD

- A Beautifully Presented Semi Detached Property
- Three Bedrooms
- Through Lounge Diner & Conservatory
- Family Shower Room

**£325,000**

EPC Rating 'TBC'







## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to garage and UPVC double opening doors to

### Enclosed Porch

With exterior light and obscure glazed door leading through to

### Entrance Hallway

With radiator, laminate flooring, ceiling light point, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs cloaks cupboard and doors radiating off to





### Through Lounge Diner

#### Lounge Area to Front

14' 1" x 12' 1" (4.3m x 3.7m) With UPVC double glazed bay window to front elevation, radiator, ceiling light point with decorative rose, coving to ceiling, brick built fireplace with feature electric log style fire and opening to

#### Dining Area to Rear

12' 1" x 10' 2" (3.7m x 3.1m) With UPVC double glazed French doors to rear garden, radiator, coving to ceiling and ceiling light point with decorative rose



#### Kitchen to Rear

9' 2" x 7' 10" (2.8m x 2.4m) Being fitted with a modern range of wall, drawer and base units with laminate surface over incorporating sink and drainer unit with mixer tap, four ring gas hob with extractor over, eye level double oven and grill, integrated fridge freezer, under cupboard lighting, spot lights to ceiling, radiator, laminate flooring, UPVC double glazed window to side elevation and double glazed wooden door leading into



#### Conservatory

8' 6" x 5' 6" (2.6m x 1.7m) With UPVC double glazed door to side, polycarbonate roof, laminate flooring, wall lighting and a range of base units with laminate surface over

#### Guest WC

With low level flush WC, ceiling light point

### Accommodation on the First Floor

#### Landing

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



#### Bedroom One to Front

13' 9" x 10' 9" (4.2m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, dado rail, a range of built in wardrobes and over-bed storage and ceiling light point

#### Bedroom Two to Rear

12' 1" x 9' 6" (3.7m x 2.9m) With UPVC double glazed window to rear elevation, wall mounted



radiator, a range of built in wardrobes and cupboards and ceiling light point

### **Bedroom Three to Rear**

8' 2" x 8' 10" (2.5m x 2.7m) With UPVC double glazed window to rear elevation, wall mounted radiator, cupboard housing Ideal Logic combination boiler and ceiling light point

### **Family Shower Room to Front**

Being fitted with a three piece white suite comprising corner shower unit, low flush WC and vanity wash hand basin, UPVC obscure double glazed windows to side and front elevations, complementary tiling to walls, tiled flooring, chrome ladder style radiator and spot lights to ceiling

### **Rear Garden**

Having a paved terrace patio ideal for entertaining, lawned area, fencing to boundaries, a variety of shrubs and bushes and access to garage

### **Garage**

16' 8" x 9' 2" (5.1m x 2.8m) With double opening metal doors, electric power points, ceiling light point, window to rear and wooden door to 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 vendor