



Etwall Road

Hall Green, Birmingham, B28 0LF

- A Beautifully Presented & Extended Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms & Dining Kitchen
- Four Piece Family Bathroom & Guest WC

£350,000

EPC Rating '66'





Property Description

The property is set back from the road behind a tarmac drive with block edging extending to garage door incorporating courtesy door and UPVC double doors to

Enclosed Porch

With tiled flooring, exterior light and hardwood door with obscure glazed inserts and feature coloured window to side leading through to

Entrance Hallway

With tiled flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, ceiling light point and doors leading off to



Reception Room One to Front

10' 9" x 13' 1" (3.3m x 4.0m) With UPVC double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and laminate flooring

Reception Room Two to Rear

21' 7" x 10' 5" (6.6m x 3.2m) With UPVC double glazed sliding patio doors leading out to the rear garden, radiator, coving to ceiling, two ceiling light points and living flame gas fire with marble hearth and stone surround



Extended Dining Kitchen to Rear

18' 4" x 14' 5" (5.6m x 4.4m) Being fitted with a range of high gloss wall, drawer and base units incorporating glazed display cabinets and pan drawers, wood effect laminate work tops with matching feature splashbacks, five ring Baumatic gas hob with stainless steel splashback and extractor canopy over, inset eye level Baumatic double oven and grill, integrated fridge freezer and dishwasher, sink and drainer unit with mixer tap, UPVC double glazed French doors leading out to the rear garden, UPVC double glazed window to rear, radiator, two Velux windows, spot lights to ceiling, tiled flooring and door to garage



Guest WC

With low flush WC, ceiling light point, extractor, useful storage cupboard, gas meter, plumbing for washing machine and Logic combination boiler

Accommodation on the First Floor

Landing

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



Bedroom One to Front

13' 1" x 10' 9" (4.0m x 3.3m) With UPVC double glazed bay window to front elevation, ceiling light point with fan, radiator and original feature iron fireplace

Bedroom Two to Rear

12' 5" x 10' 9" (3.8m x 3.3m) With UPVC double glazed window to rear elevation, radiator, original feature iron fireplace and ceiling light point



Bedroom Three to Front

8' 10" x 7' 2" (2.7m x 2.2m) With ceiling light point, UPVC double glazed window to front elevation and radiator

Four Piece Family Bathroom to Rear

8' 6" x 6' 6" (2.6m x 2.0m) Being fitted with a four piece white suite comprising panelled bath with mixer tap and shower attachment, corner shower cubicle with thermostatic shower and vanity unit with wash hand basin and WC with enclosed cistern, UPVC obscure double glazed window to rear elevation, tiling to walls, radiator, tiled flooring and spot lights to ceiling



Good Size Rear Garden

Being mainly laid to lawn with timber decked area, crazy paved pathway, p-gravel borders, fencing to boundaries and large timber framed shed currently utilised as a gym

Garage

With garage doors to driveway

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges

