



smarthomes

## Nairn Close

Hall Green, Birmingham, B28 0NX

- A Well Presented Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Diner
- Lounge

**£260,000**

EPC Rating '55'







## Property Description

The property is set back from the road behind a block paved driveway with a lawned fore garden and a UPVC double glazed front door leading to

### Porch

With as UPVC double glazed window to side and part glazed door leading to

### Lounge to Front

15' 0" x 10' 10" (4.57m x 3.3m) With UPVC double glazed window to front elevation, feature laminate flooring, stairs to first floor, wall mounted radiator, ceiling light point and part glazed door leading to





### **Re-Fitted Kitchen/Diner to Rear**

18' 7" x 8' 8" (5.66m x 2.64m) Being re-fitted with a range of wall, drawer and base units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, further incorporating a 4 ring hob, inset Bosch oven, integrated fridge/freezer and integrated dishwasher. UPVC double glazed window to rear, UPVC door to side and UPVC sliding patio doors to rear garden. Tiling to and floor, under stairs storage cupboard, central heating radiator and ceiling light point



### **Landing**

With a UPVC obscure window to side, loft hatch, shelved storage cupboard and door to



### **Bedroom One to Front**

13' 7" x 10' 0" (4.14m x 3.05m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

### **Bedroom Two to Rear**

10' 4" x 10' 1" (3.15m x 3.07m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point



### **Bedroom Three to Front**

8' 6" x 8' 4" (2.59m x 2.54m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

## Family Bathroom to Rear

9' 0" x 8' 1" (2.74m x 2.46m) Being fitted with a modern white suite comprising panelled bath with shower attachment, corner shower enclosure, low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed windows to rear, tiling to splash back areas and floor, heated towel rail and ceiling light point

## Rear Garden

Being mainly laid to lawn with a paved patio area, gated side access and panelled fencing to sides and rear

## Integral Garage

With an up and over door for vehicular access

## 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 vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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