



smarthomes

Baldwins Lane

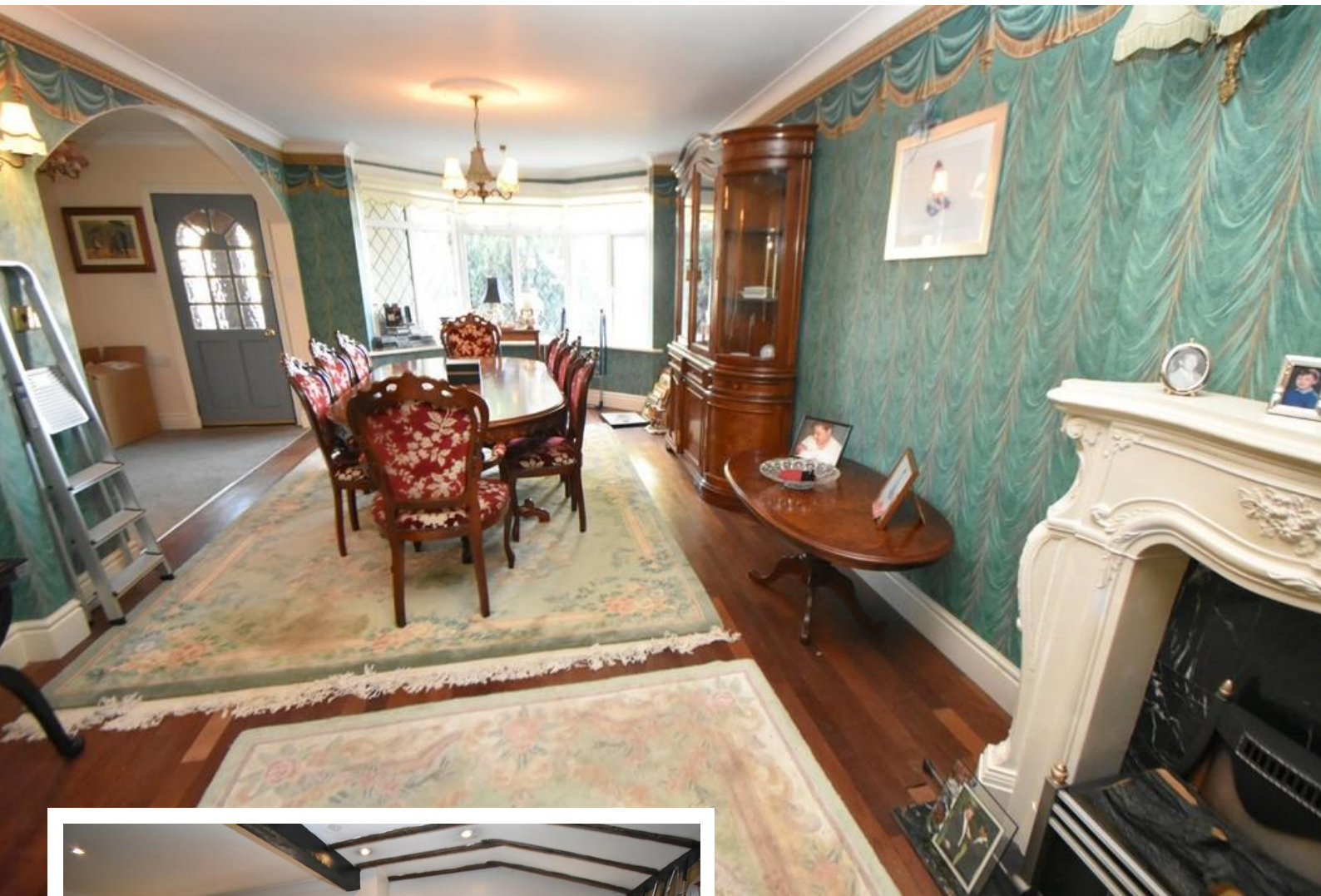
Hall Green, Birmingham, B28 0QE

- An Extended Three Bedroom Semi Detached Property
- Master Bedroom With Box Room/Nursery Off
- Lounge Diner, Extended Kitchen & Family Snug
- No Upward Chain

£255,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to hardwood front door with colour leaded inserts leading through to

Entrance Porch

With exterior lighting, gas meter, Worcester Bosch combination boiler and wooden door with obscure glazed inserts leading through to

Open Plan Entrance Hallway

With stairs leading to the first floor accommodation, ceiling light point, coving to ceiling, radiator and feature archway opening through to

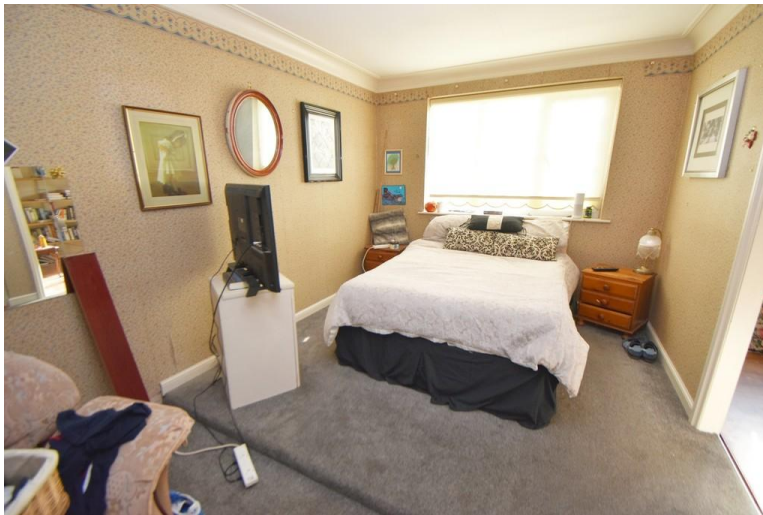


Lounge Diner

27' 2" into bay x 11' 5" (8.3m x 3.5m) With UPVC double glazed bay window to front elevation, wooden flooring, radiator, coving to ceiling, gas fire with marble hearth and stone surround, wall lighting, ceiling light point with decorative rose and door leading through to

Extended Kitchen to Rear

17' 4" x 9' 6" (5.3m x 2.9m) Being fitted with a range of wall, drawer and base units incorporating, glazed display cabinets and wine rack, tiled work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill encased in feature brickwork, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed door and window to rear garden, further obscure glazed door to side, tiled flooring, dado rail, spot lights to ceiling, radiator and opening to



Family Snug to Rear

14' 9" x 7' 10" (4.5m x 2.4m) With UPVC double glazed bay window to rear elevation, dado rail, wall lighting, spot lights to ceiling, coving to ceiling, radiator, tiled flooring and feature brick built fireplace with oak beam and tiled hearth



Accommodation on the First Floor

Landing

With UPVC obscure double glazed window to side elevation and doors radiating off to

Extended Master Bedroom to Rear

20' 8" x 9' 6" (6.3m x 2.9m) With UPVC double glazed window to rear elevation, coving to ceiling, ceiling light point with decorative rose, a range of built-in wardrobes, radiator and door leading into



Box Room/Nursery to Rear

7' 10" x 8' 10" (2.4m x 2.7m) Having superb potential for conversion to en-suite (subject to relevant permissions) with UPVC double glazed window to rear elevation, radiator, laminate flooring, coving to ceiling and ceiling light point



Bedroom Two to Front

14' 9" x 11' 1" (4.5m x 3.4m) With UPVC double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and a range of built-in wardrobes

Bedroom Three to Front

7' 6" x 5' 10" (2.3m x 1.8m) With UPVC double glazed window to front elevation, radiator and ceiling light point

Family Bathroom

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a three piece white suite comprising panelled bath with Triton electric shower over and glazed screen, pedestal wash hand basin and WC, obscure window to side elevation, tiling to water prone areas, radiator, ceiling light point and laminate flooring



Rear Garden

With block paved terrace patio and a variety of fruit trees

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.