



smarthomes

## Acheson Road

Hall Green, Birmingham, B28 0TS

- An Extended Semi Detached Property
- Four Bedrooms
- Two Reception Rooms
- Extended Kitchen

**£310,000**

EPC Rating '60'







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to side entrance and UPVC double glazed double opening doors to

### Enclosed Porch

With slate tiling to floor, ceiling light point and UPVC obscure double glazed door leading through to

### Entrance Hallway

With spot lights to ceiling, radiator, wood flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

### Reception Room One to Front

12' 1" into bay x 11' 5" (3.7m x 3.5m) With UPVC double glazed bay window to front elevation, radiator, laminate flooring, living flame gas fire with marble hearth and surround, built in storage cupboards and shelving, ceiling light point and picture rail



### **Extended Reception Room Two to Rear**

23' 11" x 10' 2" (7.3m x 3.1m) With double glazed French doors leading out to the rear garden, wood flooring, two radiators, wall lighting, two ceiling light points with decorative roses and coving to ceiling



### **Extended Kitchen to Rear**

20' 0" x 6' 2" (6.1m x 1.9m) Being fitted with a range of wall, drawer and base units, high gloss roll top laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for five ring range cooker with extractor canopy over and glass splashback, under cupboard lighting, space for fridge freezer, space and plumbing for washing machine, integrated dishwasher, wall mounted Vaillant combination boiler, slate effect tiling to floor, radiator, UPVC double glazed window to rear elevation and UPVC door to side passage with obscure double glazed doors to front and rear elevations and ceiling light point

### **Accommodation on the First Floor**

#### **Landing**

With UPVC obscure double glazed window to side elevation, stairs leading to the second floor accommodation and doors leading off to



#### **Bedroom One to Rear**

12' 1" x 11' 1" (3.7m x 3.4m) With UPVC double glazed window to rear elevation, laminate flooring, wall mounted radiator and spot lights to ceiling

#### **Bedroom Two to Front**

10' 2" into bay x 10' 2" (3.1m x 3.1m) With UPVC double glazed bay window to front elevation, wall mounted radiator, useful built-in cupboard and spot lights to ceiling

#### **Bedroom Three to Front**

6' 10" x 5' 6" (2.1m x 1.7m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point



### **Four Piece Family Bathroom to Rear**

9' 10" x 6' 2" (3.0m x 1.9m) Being fitted with a four piece white suite comprising panelled bath with centralised mixer tap and shower attachment, low flush WC, shower cubicle and pedestal wash hand basin, obscure double glazed window to rear, complementary tiling to walls and floor, chrome ladder style radiator, ceiling light point and extractor





## Accommodation on the Second Floor

### Landing

With UPVC obscure double glazed window to side, spot lights to ceiling and door leading to

### Bedroom Four to Rear

14' 9" x 10' 5" with restricted head height (4.5m x 3.2m) With Velux window, UPVC double glazed window to rear elevation, radiator, spot lights to ceiling, useful storage into eaves, built-in cupboards and door leading into

### En-Suite WC to Rear

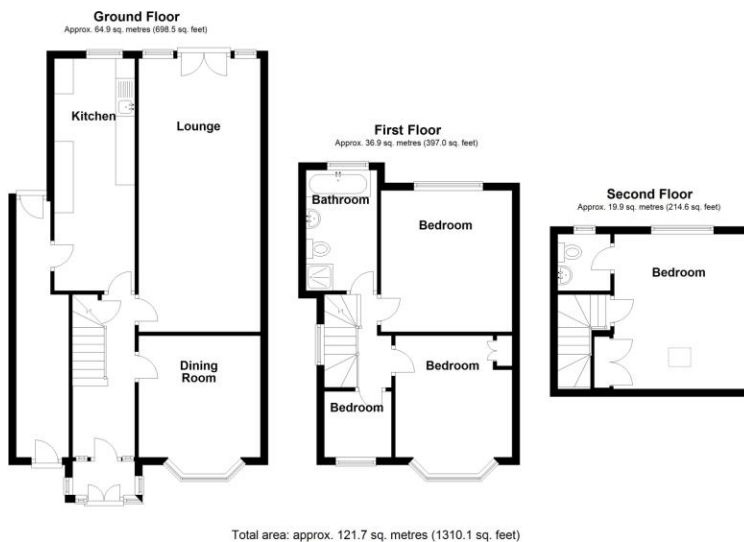
With low flush WC, wash hand basin, tiling to half height, chrome ladder style radiator, extractor, spot lights to ceiling and UPVC obscure double glazed window to rear elevation

### Rear Garden

Having a timber decked terrace with balustrade and stairs leading down to lawned area, borders of mature shrubs, bushes and fruit trees, fencing to boundaries, raised bed for kitchen herbs, further terrace patio to rear and access to rear garage which can also be accessed via a rear service road

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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