



smarthomes

Paradise Lane

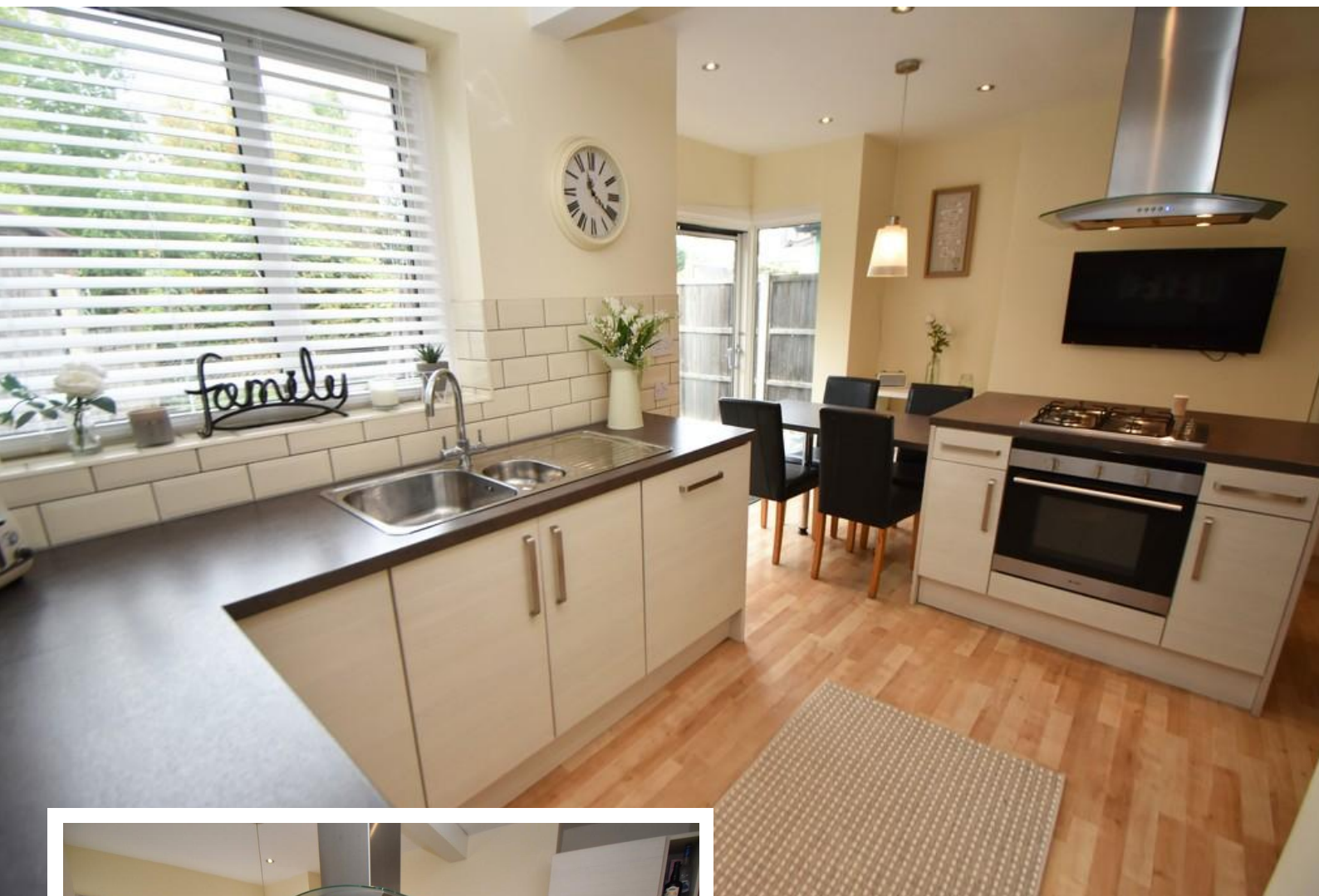
Hall Green, Birmingham, B28 0DX

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Open Plan Breakfast Kitchen
- Re-Fitted Family Bathroom

Offers Over £259,950

EPC Rating '51'





Property Description

The property is set back from the road behind a block edged tarmac driveway with planted shrubs, low level fenced and hedged boundaries and a UPVC sliding door leading into

Porch

Having a wall light point and a UPVC door into

Entrance Hall

Having laminate flooring, ceiling spot lights, radiator, staircase rising to first floor accommodation and doors leading into



Lounge to Front

11' 9" x 10' 5" (3.6m x 3.2m) With a UPVC double glazed bay window to the front aspect, ceiling light and power points, TV point, wall mounted radiator and a modern fireplace with gas fire



Re-Fitted Breakfast Kitchen to Rear

16' 4" x 13' 9" (5m x 4.2m) Being re-fitted with a range of modern wall and base units with work surface over incorporating 1/2 sink with mixer tap over and drainer, further incorporating a central island with four ring gas hob with extractor over and electric oven beneath. Laminate flooring, ceiling spot lights, radiator, tiling to splash prone areas, breakfast bar with table and chairs, wall mounted flat screen TV, UPVC double glazed window and sliding doors into rear garden and door to



Utility Room

With fitted wall and base units, laminate flooring, space and plumbing for washing machine, ceiling light point, UPVC double glazed door to the rear garden and further door into the garage



Landing

With a ceiling light point, loft access via a drop down ladder, obscure window to side aspect and door to

Bedroom One to Rear

13' 5" x 10' 9" (4.1m x 3.3m) With a double glazed bay window to the rear aspect, ceiling light point, power points and radiator

Bedroom Two to Front

12' 9" x 10' 9" (3.9m x 3.3m) With a double glazed bay window to the front aspect, radiator, ceiling light and power points



Bedroom Three to Front

6' 6" x 6' 2" (2m x 1.9m) With a double glazed window to the front aspect, ceiling light point and radiator

Re-Fitted Family Bathroom to Rear

7' 2" x 5' 10" (2.2m x 1.8m) Being re-fitted with a modern white suite comprising an L shaped paneled bath with shower over, wash hand basin with built in storage beneath and a low level W.C. Tiling to walls and floor, heated towel rail, an obscure double glazed window to rear aspect and ceiling spot lights



Rear Garden

With a slate chipped patio area, lawned area shrub borders and fencing to boundaries

Narrowing Side Garage

With side hung doors to the front driveway, lighting and power



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		85
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(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 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