



smarthomes

Painswick Road

Hall Green, Birmingham, B28 0HE

- A Very Well Presented Semi-Detached Family Home
- Four Bedrooms
- Extended and Re-Fitted Breakfast Kitchen
- Two Reception Rooms

£440,000

EPC Rating - 40

Current Council Tax Band - C





Property Description

The property is set back from the road behind a tarmac driveway with UPVC double glazed doors leading to

Porch

With a part glazed door and side window leading to

Entrance Hallway

With wooden flooring, stairs leading to the first floor accommodation, coving to ceiling, wall mounted radiator, ceiling light point and door leading into

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and a vanity wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas and floor and ceiling light point



Lounge to Rear

15' 5" x 11' 7" (4.7m x 3.53m) With UPVC double glazed bay window with French doors to rear garden, laminate flooring, coving to ceiling, wall mounted radiator, ceiling light point and glazed double doors leading to

Dining Room to Front

15' 5" x 10' 7" (4.7m x 3.23m) With UPVC double glazed bay window to front elevation, laminate flooring, coving to ceiling, wall mounted radiator and ceiling light point



Breakfast Kitchen to Rear

19' 0" x 14' 1" (5.79m x 4.29m) Fitted with a range of grey gloss fronted wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap, further incorporating a 6 ring gas hob with extractor hood over. Inset electric oven, integrated fridge, centre island and breakfast bar, part glazed door to garden, UPVC double glazed window to rear, central heating radiator, ceiling down lighters and door to garage store

Landing

With a pull down ladder to loft space, built in storage cupboard and door to



Bedroom One to Rear

15' 5" x 11' 7" max (4.7m x 3.53m max) With UPVC double glazed window bay to rear elevation, wall mounted radiator, laminate flooring, ceiling light point and door to

Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a shower enclosure and a vanity wash hand basin. Luxury tiling to full height and floor and a ceiling light point



Bedroom Two to Front

15' 5" x 10' 7" (4.7m x 3.23m) With UPVC double glazed bay window to front elevation, picture rail, wall mounted radiator, laminate flooring and ceiling light point

Bedroom Three to Rear

10' 0" x 9' 0" (3.05m x 2.74m) With UPVC double glazed window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point



Bedroom Four to Front

11' 9" x 6' 8" (3.58m x 2.03m) With UPVC double glazed window to rear elevation, coving to ceiling, wall mounted radiator and ceiling light point

Family Bathroom to Front

Being fitted with a modern white suite comprising panelled bath with shower over, low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to front, 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, mature trees, garden shed, and panelled fencing to sides and rear

Garage Store

With double doors to property frontage and fitted shelving

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. Council tax band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.