



smarthomes

Blythsford Road

Hall Green, Birmingham, B28 0UP

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Lounge
- Extended Lounge Diner

Offers Over £250,000

EPC Rating '47'





Property Description

The property is set back from the road behind a tarmac driveway being block edged providing off road parking extending to side access and canopy porch with attractive front door leading through to

Entrance Hallway

With ceiling light point, UPVC obscure double glazed window to side elevation, alarm panel, radiator, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

13' 1" x 10' 9" (4.0m x 3.3m) With UPVC double glazed bay window to front elevation, radiator, laminate flooring, ceiling light point, coving to ceiling and gas fire with tiled hearth and stone surround



Extended Kitchen

14' 5" x 8' 10" (4.4m x 2.7m) Being fitted with a range of wall, drawer and base units, roll top laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Hotpoint gas hob with extractor canopy over and stainless steel splashback, inset Hotpoint electric oven and grill, integrated washing machine, space for fridge freezer, tiled flooring, spot lights to ceiling, useful under-stairs storage cupboard, archway through to inner lobby, UPVC double glazed windows to front and rear elevations and door leading into



Extended Lounge Diner to Rear

19' 8" x 8' 10" (6.0m x 2.7m) With double glazed sliding patio doors to rear garden, dado rail, coving to ceiling, wall lighting, ceiling light points, wooden flooring and radiator



Inner Lobby

With UPVC obscure double glazed door to side elevation, tiled flooring, radiator and door leading into

Ground Floor Bathroom to Rear

7' 2" x 6' 2" (2.2m x 1.9m) Being fitted with a three piece white suite comprising P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and wash hand basin, UPVC obscure double glazed window to rear, complementary tiling to walls, chrome ladder style radiator, Quartz effect tiling to floor, extractor fan and spot lights to ceiling



Landing

With obscure double glazed window to side elevation, loft access, ceiling light point and doors leading off to



Bedroom One to Front

13' 5" into bay x 11' 1" (4.1m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring, ceiling light point and useful over-stairs storage cupboard housing Ariston boiler

Bedroom Two to Rear

10' 2" x 7' 10" (3.1m x 2.4m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

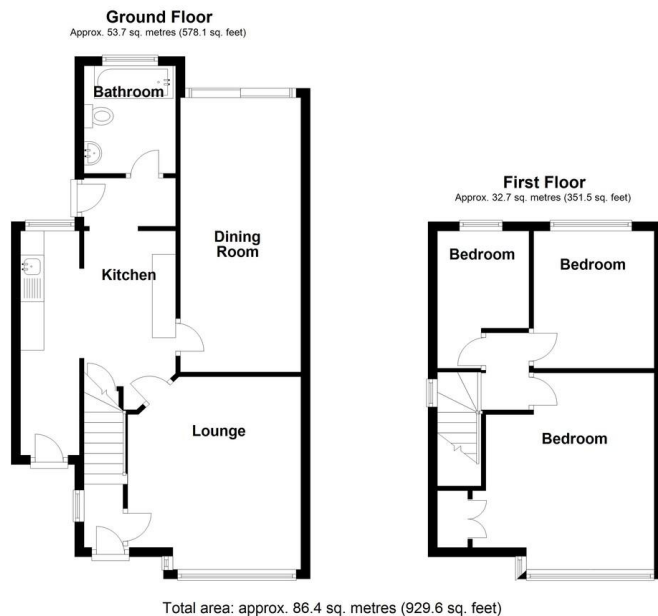


Bedroom Three to Rear

10' 2" max x 5' 10" (3.1m x 1.8m) With UPVC double glazed window to rear elevation, wall mounted radiator, laminate flooring, useful over-bed storage cupboards and ceiling light point

South Facing Rear Garden

Being mainly laid to lawn with timber decked area, hedgerow and fencing to boundaries, brick built storage to rear and a variety of mature shrubs and bushes



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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