



smarthomes

Chilcote Close

Hall Green, Birmingham, B28 0PB

- A Well Presented & Extended Family Home
- Four Bedrooms
- Attractive Lounge, Breakfast Kitchen & Conservatory
- Four Piece Family Bathroom & En-Suite Shower Room

£285,000

EPC Rating '73'





Property Description

The property is set back from the road behind a tarmac driveway with block paved edging providing off road parking extending to UPVC double glazed double doors leading into

Enclosed Porch

With exterior lighting, electric power points, tiled flooring and obscure UPVC double glazed front door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Attractive Lounge to Front

20' 11" x 11' 9" (6.4m x 3.6m) With UPVC double glazed window to front elevation, two radiators, coving to ceiling, two ceiling light points, feature inset gas fire and UPVC double glazed French doors leading through to



Conservatory

9' 10" x 9' 2" (3.0m x 2.8m) With UPVC double glazed door leading to the landscaped rear garden, radiator, wall lighting, ceiling light point and laminate flooring

Breakfast Kitchen to Rear

16' 0" x 8' 6" (4.9m x 2.6m) Being fitted with a range of light beech effect wall, drawer and base units, roll top laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring induction hob with extractor over, inset eye-level electric oven and grill, integrated Bosch dishwasher, breakfast bar area, cupboard housing Glow Worm central heating boiler, space for fridge freezer, under-cupboard lighting, spot lights to ceiling, UPVC double glazed door leading out to the rear garden, UPVC double glazed window to rear, tiled flooring and door leading into



Utility Area

With UPVC obscure double glazed window to front elevation, laminate work surface, space and plumbing for washing machine, tiled flooring, spot lights to ceiling and cupboard housing gas meter and electric consumer board

Accommodation on the First Floor

Landing

With stairs leading to the second floor accommodation and doors leading off to



Bedroom One to Front

12' 5" x 7' 6" (3.8m x 2.3m) With UPVC double glazed window to front elevation, radiator, ceiling light point and built-in wardrobes and cupboard with vanity area

Bedroom Two to Front

10' 9" x 7' 10" up to wardrobes (3.3m x 2.4m) With UPVC double glazed window to front elevation, radiator, useful over-stairs storage cupboard, a range of built-in wardrobes and ceiling light point

Bedroom Three to Rear

9' 10" x 6' 6" (3.0m x 2.0m) With UPVC double glazed window to rear elevation, radiator, ceiling light point and dado rail



Four Piece Family Bathroom to Rear

10' 5" x 7' 10"max (3.2m x 2.4m) Being fitted with a four piece white suite comprising corner panelled bath with telephone effect mixer tap and shower attachment, low flush WC, corner shower cubicle with Triton electric shower and pedestal wash hand basin, two UPVC obscure double glazed windows to rear elevation, tiling to walls, radiator, wall lighting and spot lights to ceiling



Accommodation on the Second Floor

Landing

With UPVC double glazed window to rear elevation, spot lights to ceiling and door leading into

Bedroom Four

15' 5" x 15' 5" with restricted head height (4.7m x 4.7m) With UPVC double glazed Velux windows, a range of built-in cupboards, spot lights to ceiling, radiator and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising spacious shower cubicle with sliding door and thermostatic shower, low flush WC and wall mounted wash hand basin, UPVC obscure double glazed window to rear, chrome ladder style radiator, extractor fan and spot lights to ceiling

Landscaped Rear Garden

With feature porcelain tiled patio, Astroturf lawned area, railway sleeper lined borders with a variety of mature shrubs and bushes, fencing to boundaries and Summer house

Summer House

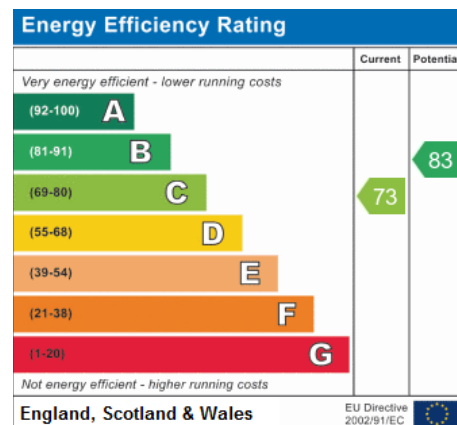
With electric supply and parquet style flooring

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.



Total area; approx. 127.3 sq. metres (1370.7 sq. feet)



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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