



smarthomes

Highfield Road

Hall Green, Birmingham, B28 0HS

- A Mid Terrace Three Storey Period Property
- Three Double Bedrooms
- Through Lounge Diner With Two Feature Fireplaces
- Re-Fitted Kitchen & Family Bathroom

£270,000

EPC Rating '51'





Property Description

The property has been sympathetically restored and is set back from the road behind a lawned fore garden with Birmingham blue brick cobbled pathway leading to canopy porch with tongue and groove effect oak front door with wrought iron furnishings leading through to

Through Lounge Diner

27' 8" into bay x 12' 4" (8.43m x 3.76m) With feature coving to ceiling, two feature fireplaces with oak surround and stone hearth, ceiling light points, UPVC double glazed bay window to front elevation, double glazed door to rear garden, radiator and panelled door leading to



Inner Lobby

With radiator, staircase leading to the first floor accommodation with under-stairs store cupboard and door leading into

Re-Fitted Kitchen to Rear

9' 3" x 7' 6" (2.82m x 2.29m) Being re-fitted with a range of shaker style wall, drawer and base units, hardwood work surfaces, inset sink with mixer tap, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for dishwasher, integrated fridge, tiling to splashback areas, stripped timber effect flooring and double glazed window to rear elevation

Accommodation on the First Floor

Landing

With obscure double glazed window, study area, staircase leading to the second floor accommodation and doors leading off to



Bedroom Two to Rear

11' 3" x 11' 3" (3.43m x 3.43m) With double glazed window to rear elevation, ceiling light point, radiator and triple fitted wardrobes with mirrored sliding doors

Bedroom Three to Front

9' 10" x 13' 8" (3m x 4.17m) With double glazed window to front elevation, coving to ceiling, ceiling light point and radiator



Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising Jacuzzi panelled bath with shower over and glazed screen, low flush WC and contemporary wash hand basin, obscure double glazed window to rear elevation, radiator and stripped timber effect floor covering





Accommodation on the Second Floor

Landing

With ceiling smoke alarm, inset down lighters and panelled door leading into

Bedroom One to Rear

13' 6" x 16' 2" (4.11m x 4.93m) With double glazed window to rear elevation, radiator and inset down lighters



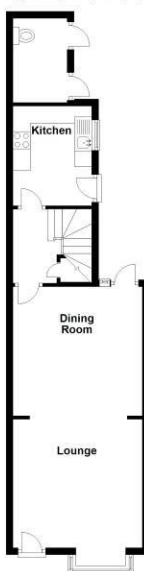
Rear Garden

With block paved patio, cold water tap, extensive lawned area, shrub borders, fencing to boundaries, a range of out buildings including gardeners toilet and brick built storage, external lighting and courtesy gate giving access to front

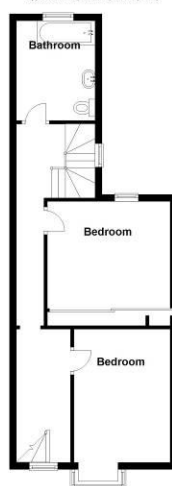
Tenure

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.

Ground Floor
Approx. 44.8 sq. metres (481.7 sq. feet)

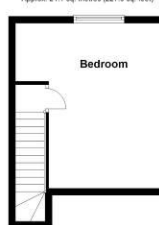


First Floor
Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 111.9 sq. metres (1204.6 sq. feet)

Second Floor
Approx. 21.1 sq. metres (227.0 sq. feet)



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	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 are 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