



smarthomes

## Etwall Road

Hall Green, Birmingham, B28 0LE

- A Spacious & Extended Detached Family Home
- Four Double Bedrooms
- Living Room & Superb Open Plan Dining Kitchen Family Room
- En-Suite Wet Room & Family Bathroom

**£525,000**

EPC Rating 'TBC'







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to double glazed entrance door leading through to

### Living Room to Front

24' 9" x 18' 9" max (7.54m x 5.72m) With feature flooring, LED down lights, coving to ceiling, UPVC double glazed window to front elevation, radiator, plasma television point, speaker points, bi-fold doors to front and double doors leading through to

### Superb Dining Kitchen Family Room to Rear

34' 9" x 24' 7" (10.59m x 7.49m) Being fitted with a wide range of grey gloss fronted wall, drawer and base units, granite work surfaces, sink and drainer unit with mixer tap, hot tap and waste disposal, six ring AEG gas hob with Neff extractor canopy over, integrated fridge, AEG





coffee machine, two Neff ovens, Neff combination oven and microwave, built-in plate warmer, feature tiled flooring with under-floor heating, bi-fold doors leading out to the rear garden, plasma television point with built-in speaker system, feature Faber log effect fire, stairs leading to the first floor accommodation, ceiling down lights and door leading into

**Guest WC/Utility Area**

With space and plumbing for washing machine, WC, wall mounted cupboards and tiled flooring



**Accommodation on the First Floor**

**Landing**

With coving to ceiling and doors leading off to

**Bedroom One to Front**

19' 4" x 12' 5" (5.89m x 3.78m) With UPVC double glazed window to front elevation, coving to ceiling, ceiling down lights, plasma television point, wood flooring and door leading into



**En-Suite Wet Room**

8' 4" x 2' 9" (2.54m x 0.84m) Having an open shower area with thermostatic overhead rainfall shower, WC, vanity wash hand basin, feature tiled walls and flooring, automatic light and extractor

**Bedroom Two to Front**

13' 0" x 12' 0" (3.96m x 3.66m) With UPVC double glazed window to front elevation, radiator, tiled wall with plasma television point, built-in wardrobe and coving to ceiling



**Bedroom Three to Rear**

13' 0" x 12' 2" including wardrobe (3.96m x 3.71m) With double glazed window to rear elevation, wood flooring, coving to ceiling, radiator, ceiling down lights and fitted wardrobes

**Bedroom Four to Rear**

12' 2" x 11' 0" (3.71m x 3.35m) With double glazed window to rear elevation, radiator and coving to ceiling

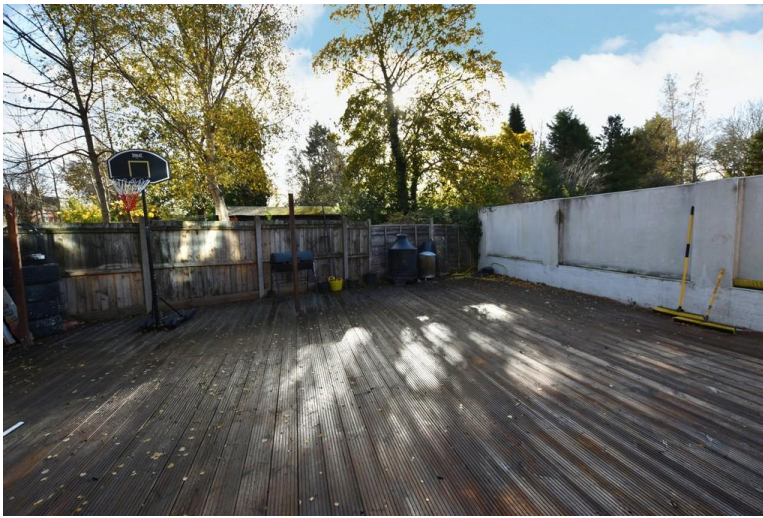


### **Family Bathroom**

9' 0" x 7' 6" (2.74m x 2.29m) Being fitted with a white suite comprising his and hers wash basins, wide panelled bath with Grohe thermostatic shower over and low flush W.C, vertical radiator, tiling to walls and floor and wall mounted Worcester Bosch boiler

### **Loft/Hobbies Room**

23' 2" max x 17' 8" (7.06m x 5.38m) With potential to be converted to a master bedroom suite subject to the relevant planning permission having plastered walls, boarded flooring, ceiling down lights, UPVC double glazed doors to rear requiring Juliette balcony railings to be installed and door to store room with potential to be converted to bathroom with plumbing installed



### **South Easterly Facing Low Maintenance Rear Garden**

Being fully decked with walled and fenced boundaries

### **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.