



Bach Mill Drive

Hall Green, Birmingham, B28 0XN

- A Well Presented Three Bedroom Detached Family Home
- Good Size Conservatory
- Open Plan Through Lounge Diner & Re-Fitted Breakfast Kitchen
- Modern Family Bathroom & Guest WC

£308,000

EPC Rating '54'





Property Description

The property is set back from the road behind a lawned fore garden and block edged tarmac driveway providing off road parking extending to up and over garage door and canopy porch with composite front door leading through to

Entrance Hallway

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

Guest WC to Front

With UPVC obscure double glazed window to front elevation, low flush WC, radiator, corner wash hand basin, Karndean flooring, spot lights to ceiling and tiling to splashback areas



Lounge Diner to Front

14' 1" x 12' 5" (4.3m x 3.8m) With UPVC double glazed bay window to front elevation, two radiators, feature chimney recess, wood effect Karndean flooring, wall lighting, LED spot lights to ceiling and opening to

Re-Fitted Breakfast Kitchen to Rear

15' 8" x 10' 2" (4.8m x 3.1m) Being re-fitted with a range of high gloss wall, drawer and base units, wood work surfaces incorporating breakfast bar, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space for American style fridge freezer, wood effect Karndean flooring, UPVC double glazed window to conservatory, door to side, ceiling down lights and UPVC double glazed French doors leading through to



Conservatory

12' 9" x 17' 0" (3.9m x 5.2m) With double glazed roof, UPVC double glazed French doors leading out to the landscaped rear garden, ceiling light and fan, radiator, power points and tiled flooring

Accommodation on the First Floor

Landing

With UPVC obscure double glazed window to side elevation, loft access, useful airing cupboard and doors radiating off to

Bedroom One to Front

12' 5" x 8' 2" (3.8m x 2.5m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and built-in wardrobe with mirrored sliding doors



Bedroom Two to Rear

9' 10" x 9' 2" (3.0m x 2.8m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Bedroom Three to Front

9' 6" x 7' 2" (2.9m x 2.2m) Currently utilised as a dressing room with UPVC double glazed window to front elevation, wall mounted radiator, useful over-stairs storage cupboard and LED spot lights to ceiling





Modern Family Bathroom to Rear

6' 6" x 6' 2" (2.0m x 1.9m) Being fitted with a three piece white suite comprising P-shaped panelled bath with wall mounted taps, electric shower over and glazed screen, low flush WC and vanity wash hand basin with waterfall effect mixer tap and storage cupboard below, UPVC obscure double glazed window to rear, tiling to walls, tiled flooring, ladder style radiator and spot lights to ceiling



Landscaped Rear Garden

Being mainly laid to lawn with large paved terrace patio ideal for entertaining, paved pathway to rear and further patio area, fencing to boundaries, side gate access, exterior lighting and outside tap

Garage

18' 0" x 8' 2" (5.5m x 2.5m) With metal up and over garage door to driveway, electric consumer board, gas meter, ceiling light point, water meter, UPVC double glazed door to rear, space and plumbing for washing machine and Biasi combination boiler

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.

