



smarthomes

## Blythsford Road

Hall Green, Birmingham, B28 0UR

- A Two Double Bedroom Semi Detached Property
- In Need Of Internal Modernisation
- Breakfast Kitchen
- Conservatory

**£189,950**

EPC Rating '14'





## Property Description

The property is set back from the road behind a wrought iron gate and pathway extending to side gate access and canopy porch with UPVC obscure glazed front door leading through to

## Entrance Hallway

With alarm panel, stairs leading to the first floor accommodation and doors leading off to



### **Lounge to Front**

12' 1" x 12' 5" (3.7m x 3.8m) With UPVC double glazed bay window to front elevation, coving to ceiling, ceiling light point and wall mounted gas fire



### **Breakfast Kitchen to Rear**

14' 9" into bay x 9' 6" min (4.5m x 2.9m) Having a bay window incorporating a glazed door leading through to the conservatory, picture rail, useful under-stairs storage cupboard, ceiling light points, wall mounted fire, wall and base units, sink and drainer unit, tiling to splashback area, space and plumbing for washing machine and UPVC double glazed window to side



### **Conservatory**

12' 5" x 4' 11" (3.8m x 1.5m) With UPVC double glazed door leading out to the rear garden, further double glazed door to side, glazed roof and tiled flooring

## **Accommodation on the First Floor**

### **Landing**

With picture rail, loft access and doors leading off to

### **Bedroom One to Front**

12' 5" x 10' 2" (3.8m x 3.1m) With UPVC double glazed window to front elevation, picture rail, ceiling light point and storage cupboards



### **Bedroom Two to Rear**

12' 5" x 8' 6" (3.8m x 2.6m) With UPVC double glazed window to rear elevation, picture rail, ceiling light point and built-in storage cupboard



### Family Bathroom

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a three piece coloured suite comprising panelled bath, low flush WC and pedestal wash hand basin, UPVC obscure double glazed window to side, ceiling light point and tiling to splashback areas

### Rear Garden

Being mainly laid to lawn with paved patio, paved pathway to rear, a variety of mature shrubs and bushes, side gate access, timber framed potting shed and fencing to 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

**Ground Floor**  
Approx. 40.6 sq. metres (437.2 sq. feet)



**First Floor**  
Approx. 30.3 sq. metres (328.7 sq. feet)



Total area: approx. 71.0 sq. metres (763.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	14	
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 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