



# **Blythsford Road**

Hall Green, Birmingham, B28 OUR

- A Two Double Bedroom Semi Detached Property
- In Need Of Internal Modernisation
- Breakfast Kitcher
- 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 understairs 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

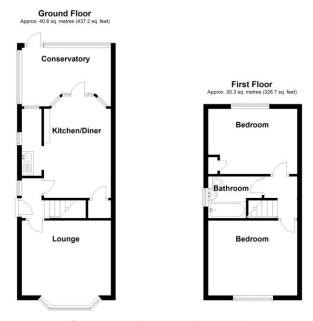
#### **Bedroom One to Front**

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





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

### **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

