



smarthomes

Brandon Road

Hall Green, Birmingham, B28 8DX

- A Victorian Mid-Terrace Property
- Two Reception Rooms
- Two/Three Bedrooms
- First Floor Bathroom

£189,950

EPC Rating '65'





Property Description

The property is set back from the road behind a lawned fore garden with planted shrubs and a paved pathway leads to a front door leading into

Vestibule

With a further part glazed door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

Reception Room One to Front

15' 0" x 8' 6" (4.57m x 2.59m) With UPVC double glazed bay window to front elevation, wall mounted gas fire, wall mounted radiator and ceiling light point





Reception Room Two to Rear

12' 0" x 11' 3" (3.66m x 3.43m) With UPVC double glazed window to rear, wall mounted gas fire, under stairs pantry, wall mounted radiator, ceiling light point and door to

Fitted Kitchen

14' 10" x 6' 7" (4.52m x 2.01 m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit, further incorporating a 4 ring electric hob. Integrated Belling oven and grill, tiling to splash back areas, wall mounted gas central heating boiler, radiator, ceiling light point, double glazed windows to side and rear, hardwood glazed door leading to rear garden and a door to



Utility

5' 9" x 4' 9" (1.75m x 1.45m) With a tiled floor, space and plumbing for washing machine, UPVC double glazed window to side and door to



Guest W.C

Being fitted with a W.C and an obscure UPVC double glazed window to rear

Landing

With loft access, ceiling light point and door to

Bedroom One to Front

12' 0" x 11' 3" (3.66m x 3.43m) With two UPVC double glazed windows to front elevation, built in wardrobe, wall mounted radiator and ceiling light point



Bedroom Two to Rear

11' 3" x 9' 1" (3.43m x 2.77m) With UPVC double glazed window to rear elevation, built in wardrobe, wall mounted radiator and ceiling light point



Family Bathroom

6' 7" x 5' 5" (2.01m x 1.65m) Being fitted with a suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point, obscure double glazed window to the side elevation and door to

Bedroom Three/Office to Rear

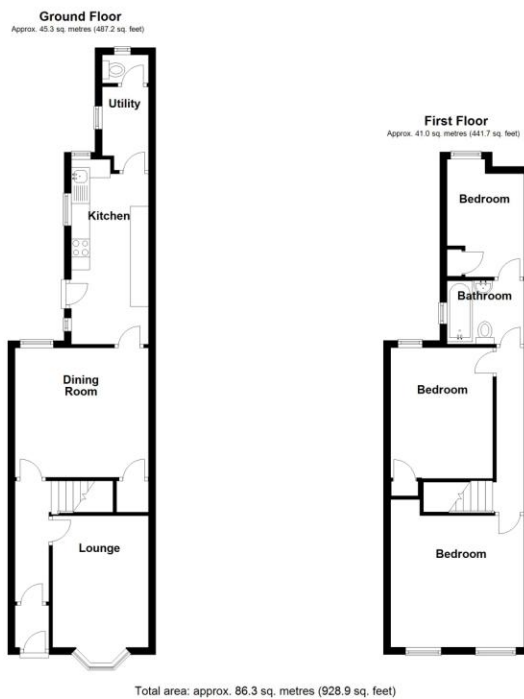
10' 1" x 6' 8" (3.07m x 2.03m) With UPVC double glazed window to rear elevation, built in airing cupboard, wall mounted radiator and ceiling light point

Rear Garden

With a paved courtyard and patio area, garden shed, flower and shrubbery borders, laid lawn, panelled fencing to boundaries and a paved pathway leading to gated rear access

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Saliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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