



- A Beautifully Presented and Sympathetically Renovated Semi-Detached Property
- Two Reception Rooms
- Four Bedrooms
- Extended Kitchen
- Re-Fitted Family Bathroom

Green Road, Hall Green, Birmingham, B28 8DB

Offers Over £385,000

Smart Homes are delighted to offer this beautifully presented and sympathetically renovated semi-detached period property set in a most sought after location. The property benefits from extensive development potential for further extension subject to planning permission and is offered with no upward chain. Offering accommodation comprising an enclosed porch, entrance hallway, two reception rooms, conservatory, extended kitchen, ground floor office/bedroom four with en-suite facilities, three first floor bedrooms, family bathroom, delightful front and rear gardens and ample off road parking



Property Description

The property is fully alarmed and situated on a corner plot and is set back from the road behind a triple width paved driveway providing off road parking with a laid lawn, mature shrubs and Ash trees and UPVC double glazed doors with matching side windows leading into

Enclosed Porch

This bright porch benefits from lighting, an insulated roof, gas meter cupboard and a solid Mahogany door with an original stained glass window to side leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and an under stairs cloaks cupboard housing the electric meter





Lounge to Rear

14' 10" x 11' 3" (4.52m x 3.43m) With UPVC double glazed sliding patio doors with expansive views over the rear garden, wall mounted radiator, original wooden floor, ceiling light point, coving to ceiling and a Georgian style fireplace with cast iron open fire with decorative tiled inserts which is available via separate negotiation



Dining Room to Front

14' 2" x 11' 8" (4.32m x 3.56m) With a six sided UPVC double glazed bay window to front elevation with a curved wall mounted radiator beneath, ceiling light point, original wooden floor, coving to ceiling and an Edwardian style fireplace with built in mirror and a cast iron open fire which is available via separate negotiation



Extended Kitchen to Rear

14' 8" x 8' 10" (4.47m x 2.69m) With large freestanding units with a butchers block work surface over incorporating twin sinks with drainer unit. Gas cooker point with a stainless steel splashback and extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for American style fridge/freezer, wall mounted Worcester Bosch Greenstar CDI 30 gas central heating boiler, access to electric fuse box, Oak flooring and UPVC double glazed double doors leading to

Conservatory

9' 5" x 8' 1" (2.87m x 2.46m) Of brick and UPVC construction with French doors leading to rear garden, polycarbonate roof and wooden flooring

Office/Bedroom Four to Front

13' 10" max x 13' 2" max x 10' 2" min (4.22m max x 4.01m max) With UPVC double glazed fire window with stained glass motifs to front elevation, wall mounted radiator, ceiling light point, internally and externally insulated flat roof and door to

En-Suite

Being fitted with a modern white suite comprising an enclosed low flush WC and pedestal wash hand basin. Water point for the addition of a shower if required, tiling to full height and floor and an extractor fan

Landing

With an obscure UPVC double glazed window to side giving access to the flat roof above the office and access to bedrooms and bathroom

Bedroom One to Rear

14' 8" x 11' 4" (4.47m x 3.45m) With UPVC double glazed square bay window with expansive views to rear elevation, coving to ceiling, wall mounted radiator and ceiling light point

Bedroom Two to Front

14' 4" x 11' 4" (4.37m x 3.45m) With a six sided UPVC double glazed bay window with stained glass motifs to front elevation with original curved wall mounted radiator beneath and ceiling light point

Bedroom Three to Front

7' 2" x 7' (2.18m x 2.13m) A single size bedroom currently utilised as a walk-in wardrobe with a UPVC double glazed window with stained glass motif to front elevation, wall mounted radiator and ceiling light point

Family Bathroom

8' 9" x 6' 10" (2.67m x 2.08m) Being fitted with a white suite comprising of a full size roll top bath with shower with ball and claw feet and a telephone style tap and shower attachment, large pedestal wash hand basin and a low flush W.C. Heated towel rail radiator, tiling to full height and floor, access to a boarded and fully insulated loft space via a drop down ladder and obscure double glazed windows with stained glass motifs to the side and rear elevations

Landscaped Rear Garden

This private tiered garden benefits from a paved patio area, slate chipped and sleeper edging, further gravelled area with circular paved feature, large trees and shrubs, cold water tap and panelled 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 Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



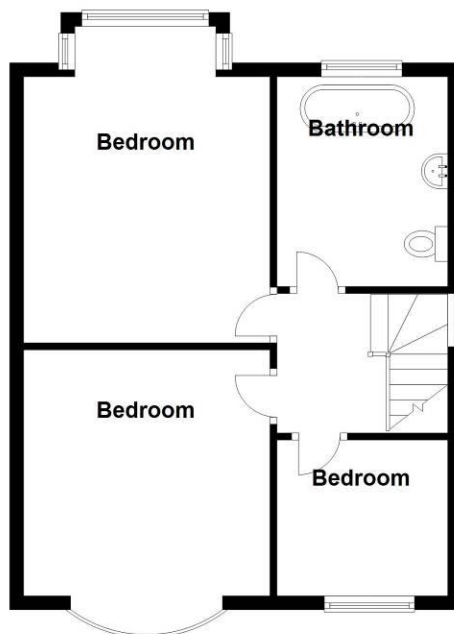
Ground Floor

Approx. 81.2 sq. metres (874.2 sq. feet)

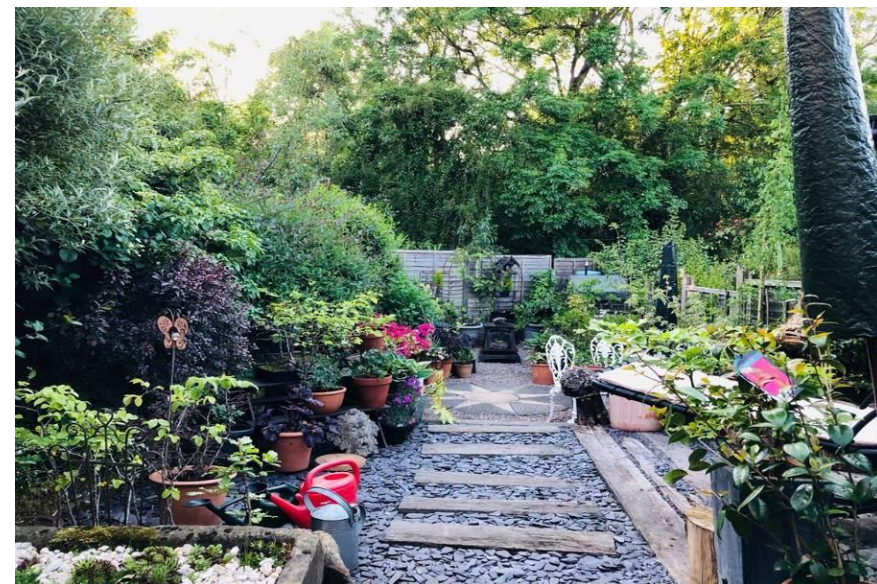


First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 128.4 sq. metres (1382.1 sq. feet)



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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.