



Glaisdale Road Hall Green, Birmingham, B28 8PY

Offers in Region of

£335,000

EPC Rating '57'

- smarthomes
- An Attractive Three Bedroom Semi Detached Family Home
- Open Plan Kitchen Dining Family Room & Separate Lounge 0
- Four Piece Family Bathroom & Guest WC
- Good Size South Westerly Facing Rear Garden with Workshop



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Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With laminate flooring and attractive part glazed door with frosted side windows leading through to

Welcoming Entrance Hall

With feature tiled flooring, stairs leading to the first floor accommodation, radiator, LED downlights and doors leading off to

Guest WC

With WC, wash hand basin, tiled splashback and UPVC double glazed window to side









Lounge to Front

14' 0" x 11' 6" (4.27m x 3.51m) With oak flooring, UPVC double glazed bay window to front elevation, coving to ceiling and radiator

Open Plan Kitchen/Dining/Family Room to Rear

22' 8" x 17' 7" (6.91m x 5.36m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinet, roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with extractor canopy over, inset oven, cupboard housing Vaillant combination boiler, integrated dishwasher, LED down lights, further ceiling light points, feature cast iron fireplace with gas living flame fire and decorative tiled inserts, two radiators, frosted double glazed window to side, double glazed window to rear, part laminate flooring and sliding double glazed door leading through to

Conservatory

14' 1" x 8' 0" (4.29m x 2.44m) With polycarbonate roof, tiled flooring, UPVC double glazed French doors leading out to the rear garden and fitted cupboards with space and plumbing for washing machine, worksurface and sink unit

Landing

With original leaded light stained glass window to side elevation and doors leading off to

Bedroom One to Front

14' 5" into bay x 10' 8" (4.39m x 3.25m) With UPVC double glazed bay window to front elevation and radiator

Bedroom Two to Rear

12' 0" x 10' 8" (3.66m x 3.25m) With UPVC double glazed window to rear elevation, radiator and loft hatch with pull down ladder to access loft/hobbies room

Bedroom Three to Front

7' 8" x 6' 9" (2.34m x 2.06m) With UPVC double glazed window to front elevation and radiator







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Four Piece Family Bathroom to Rear

8' 8" x 6' 6" (2.64m x 1.98m) Being fitted with a four piece white suite comprising panelled Jacuzzi bath with thermostatic shower attachment over, low flush WC, pedestal wash hand basin and shower cubicle with thermostatic shower, obscure double glazed window to rear, ceramic tiling to walls, ceiling downlights, chrome heated towel rail and wood effect flooring

Loft/Hobbies Room

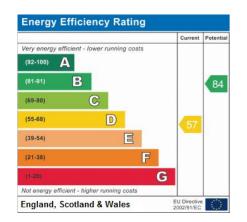
13' 0" x 14' 0" with restricted head height (3.96m x 4.27m) With radiator, storage to eaves and skylight window to rear

Good Size South Westerly Facing Rear Garden

Having a patio area with steps to lawned area, gated side passage, paved pathway, fencing to boundaries, brick store with potential for wendy house, garden shed and brick built workshop

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. Council tax band C



Agents Note: Whilst every care has been taken to prepare these particulars, they are far guidance purposes only. All measurements are approximate are far 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