



smarthomes

## Glaisdale Road

Hall Green, Birmingham, B28 8PY

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

**Offers in Region of**

**£335,000**

EPC Rating '57'







## 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, work surface 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





### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		57
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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