



smarthomes

## Robin Hood Lane

Hall Green, Birmingham, B28 0EQ

- A Stunning Four Bedroom Edwardian Family Home
- Two Reception Rooms, Superb Family Room & TV/Play Room
- Re-Fitted Contemporary Kitchen
- Re-Fitted Four Piece Family Bathroom, En-Suite Shower Room & Guest WC

**£440,000**

EPC Rating '65'





## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to double opening garage doors and feature front door leading through to

### Enclosed Porch

With tiled flooring and original hardwood door with stained glass inserts leading through to

### Welcoming Entrance Hall

With ceiling light point, wall lighting, stairs leading to the first floor accommodation with under-stairs storage cupboard, dado rail, schoolhouse style radiator and doors radiating off to

### Reception Room to Front

11' 6" x 11' 3" plus bay (3.51m x 3.43m) With double glazed bay window to front elevation, wall lighting, stripped timber flooring, coving to ceiling and feature open fireplace with polished stone surround



### Dining Room

12' 3" x 11' 5" (3.73m x 3.48m) With coving to ceiling, ceiling light point, wall mounted radiator, period cast iron fireplace with tiled hearth and opening through to

### Superb Family Room to Rear

14' 6" x 15' 8" (4.42m x 4.78m) With double glazed roof lantern, double glazed bi-folding doors leading out to the rear garden, stripped wooden flooring, spot lights to ceiling, underfloor heating, door to TV/play room and opening to

### Re-Fitted Contemporary Kitchen

14' 0" x 9' 7" (4.27m x 2.92m) Being re-fitted with a comprehensive range of contemporary wall, drawer and base units with Perso white acrylic work surfaces, inset feature sink with mixer tap, tiling to splashback areas, four ring induction hob, inset eye-level double oven and grill, integrated dishwasher and fridge freezer, ceiling and wall light points, coving to ceiling, door to hallway and door leading through to

### Utility Room to Rear

6' 2" x 5' 8" (1.88m x 1.73m) With double glazed window, strip light to ceiling, space and plumbing for washing machine, wall mounted gas boiler and door leading into

### Re-Fitted Guest WC

Being re-fitted with a modern low flush WC, wall mounted wash hand basin, ceiling light point, heated towel rail and tiling to splash back areas



### TV/Play Room

With electric heater, ceiling downlights, plasma television point and door leading into garage/store

### Accommodation on the First Floor

#### Landing

With ceiling light point, stairs leading to second floor accommodation, coving to ceiling and doors radiating off to

#### Bedroom One to Front

15' 0" x 9' 6" (4.57m x 2.9m) With two double glazed windows to front elevation, ceiling light point, coving to ceiling and wall mounted radiator



#### Bedroom Two to Rear

12' 6" x 11' 6" (3.81m x 3.51m) With double glazed window to rear elevation, cast iron fireplace surround, coving to ceiling, picture rail, ceiling light point and wall mounted radiator

#### Bedroom Three to Rear

9' 9" x 7' 2" (2.97m x 2.18m) With double glazed window to rear elevation, ceiling light point and wall mounted radiator





### Re-Fitted Four Piece Family Bathroom to Rear

Being re-fitted with a modern four piece white suite comprising feature freestanding bath with wall mounted mixer tap and shower attachment, low flush WC, vanity wash hand basin and double walk-in shower with thermostatic shower, extractor, attractive tiling to walls and floor, obscure UPVC double glazed window, tiling to full height, ladder style heated towel rail and LED downlights

### Accommodation on the Second Floor

#### Bedroom Four

15' 0" x 9' 6" (4.57m x 2.9m) With two double glazed Velux windows, ceiling light point, schoolhouse style radiator and door leading into

#### Re-Fitted En-Suite Shower Room

Being re-fitted with a modern white suite comprising low flush WC, wall mounted wash hand basin and shower cubicle with thermostatic shower, double glazed Velux window, heated towel rail and attractive tiling to floor and splash back areas

#### Garage/Store

With double opening garage doors to driveway, ceiling light point and power points

#### South Westerly Facing Landscaped Rear Garden

This beautifully landscaped rear garden has a raised patio area with wood and cast iron balustrades and steps leading to down to an extensive lawned area with well stocked shrub borders, mature trees and fencing and hedging 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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