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## Burnham Meadow

Hall Green, Birmingham, B28 9JH

- A Well Presented Semi Detached Property
- Three Double Bedrooms
- Lounge Diner
- Re-Fitted Family Bathroom

**£249,950**

EPC Rating '64'





## Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to up and over garage door, side gate access, exterior lighting and composite front door leading through to



### Porch

With tiled flooring, useful storage cupboard and hardwood and glazed door leading through to

### Entrance Hallway

With wood effect laminate flooring, Dimplex storage heater, ceiling light point, stairs leading to the first floor accommodation and doors radiating off to





### **Lounge Diner to Rear**

17' 4" x 11' 1" (5.3m x 3.4m) With double glazed sliding patio doors to rear garden, double glazed window to rear, coving to ceiling, two ceiling light points, Dimplex storage heater and electric fire with marble hearth and wooden surround

### **Kitchen to Front**

11' 9" x 6' 2" (3.6m x 1.9m) Being fitted with a range of wall, drawer and base units, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Tecnik touch hob with extractor canopy over, inset eye level Tecnik oven, grill and microwave, space for fridge freezer, space and plumbing for washing machine, space for further appliance, double glazed window to front elevation and wood effect laminate flooring



### **Accommodation on the First Floor**

#### **Landing**

With obscure double glazed window to side elevation and doors radiating off to



#### **Bedroom One to Rear**

14' 1" x 7' 10" (4.3m x 2.4m) With double glazed window to rear elevation, Dimplex storage heater, a range of built-in wardrobes and ceiling light point

#### **Bedroom Two to Rear**

9' 2" x 11' 1" (2.8m x 3.4m) With double glazed window to rear elevation, Dimplex storage heater, wood effect laminate flooring, loft access with drop down ladder and ceiling light point



#### **Bedroom Three to Front**

8' 2" x 9' 2" (2.5m x 2.8m) With double glazed window to front elevation, Dimplex storage heater, ceiling light point and built-in wardrobe and chest of drawers



### Re-Fitted Family Bathroom to Front

6' 6" x 5' 2" (2.0m x 1.6m) Being re-fitted with a modern three piece white suite comprising panelled bath with electric shower over and glazed screen, low flush WC with enclosed cistern and vanity wash hand basin with storage cupboards beneath, obscure double glazed window to front elevation, tiling to walls, feature tiled flooring, electric ladder style radiator, ceiling light point and useful airing cupboard



### Pleasant Rear Garden

Being mainly laid to lawn with paved patio ideal for entertaining, fencing to boundaries, timber framed shed and pebbled borders

### Garage

With up and over garage door to driveway

\*\* Please note the vendor of this property is a relative of an employee of Smart Homes \*\*

### 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 Nigel Hodges.

