



260 Robin Hood Lane

Hall Green, Birmingham, B28 0EQ

Guide Price £680,000



****LOVELY DETACHED FOUR BEDROOM MODERN FAMILY HOME!**** Modern detached four bedroom home located in this popular location in Hall Green. Offering great access to Hall Green, Shirley and Solihull and all of its associated amenities including bars, cafes, restaurants and shopping facilities and good transport links into the City Centre. The accommodation briefly comprises of; off road parking for multiple vehicles, entrance hallway, two reception rooms, integral double garage, downstairs WC, modern kitchen diner with access to a lovely rear garden, utility area and stairs rising to first floor offering access to bedroom one with en-suite and dressing room, three further bedrooms and a family bathroom. The property also benefits from double glazing and central heating. Energy Efficiency Rating C. To arrange your viewing to appreciate the full accommodation on offer please contact our Moseley office.



Approach

The property is approached via a paved driveway leading to a front entrance door with an accompanying double glazed window opening into:

Hallway

With tiling to flooring, ceiling spot lights, door opening into garage, stairs giving rise to the first floor accommodation, door opening into understairs cupboard providing useful storage and further doors opening into:

Reception Room One

13'8" x 15'4" into bay (4.19 x 4.68 into bay)

With double glazed bay window to the front aspect, central heating radiator and two ceiling light points.

Ground Floor WC

5'4" x 3'4" (1.63 x 1.03)

With low flush WC, sink on pedestal with mixer tap over, central heating radiator, tiling to flooring, tiling surround, ceiling spotlights and ceiling extractor fan.

Kitchen

15'8" x 16'9" (4.79 x 5.12)

With tiling to flooring, wall and base units with marble effect work surfaces, breakfast island with built-in 'Neff' double oven, hob with extractor over, space for fridge freezer, one and a half bowl sink and drainer with mixer tap over, built-in dishwasher, central heating radiator, ceiling spotlights and double glazed patio doors giving access to the rear garden.

Pantry

5'4" x 6'0" (1.64 x 1.84)

With wall and base units with tiled effect work surfaces,

stainless steel sink and drainer with mixer tap over, integral freezer, double glazed opaque patio door giving access to the side entrance, ceiling spotlight and ceiling mounted extractor fan.

Living Room

13'2" x 18'9" (4.02 x 5.72)

With double glazed window and double glazed patio doors giving access to the rear garden, two central heating radiators, two ceiling light points, electric fire with surround and tiled hearth and ceiling spotlights.

First Floor Accomodation

From hallway stairs gives rise to the first floor landing, door opening into airing cupboard providing useful storage, pull down stairs and doors opening into:

Bedroom One

15'7" x 12'5" (4.75 x 3.80)

With two double glazed windows to the rear aspect, two ceiling light point, central heating radiator and door opening into:

En-Suite Shower Room

7'8" x 5'1" (2.34 x 1.55)

With a three piece white bathroom suite comprising low flush WC, sink on vanity unit with mixer tap over, shower cubicle with shower attachment over, ceiling spotlights, central heating radiator, two double glazed opaque window to the side aspect, tiled flooring and surround.

Dressing Room

5'9" max into but-in wardrobe x 7'10" into built-i (1.75m max into but-in wardrobe x 2.39m into built-)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bedroom Two

12'6" x 11'9" (3.82 x 3.59)

With central heating radiator, built-in wardrobes, ceiling light point, double glazed window to the side aspect and door opening into:

En-Suite Shower Room

8'0" max x 10'7" (2.45 max x 3.25)

With central heating towel rail, walk-in shower cubicle with shower attachment over, low flush WC, sink in vanity unit with mixer tap over, two double glazed windows to the front aspect, tiled flooring, tiled surround, ceiling spotlights and ceiling mounted extractor fan.

Bedroom Three

9'10" x 14'7" (3.01 x 4.47)

With double double glazed windows to the front aspect, central heating radiator, built-in wardrobes and two ceiling light points.

Bedroom Four

10'6" x 11'11" (3.22 x 3.65)

With double glazed window, central heating radiator, ceiling light point and built-in storage.

Family Bathroom

6'7" x 8'3" (2.02 x 2.54)

With panelled bath with mixer tap and shower over,

sink in vanity unit with mixer tap, low flush WC, tiled flooring, tiled surround, central heated towel rail, ceiling spotlights, ceiling mounted extractor fan and double glazed window to the side aspect.

Rear Garden

With a paved patio leading to lawned turfed area and fencing surround.

Garage/Utility

13'8" x 15'4" (4.19 x 4.68)

With an electric door, door opening into cupboard housing 'Worcester' combination boiler, wall and base units, marble effect work surfaces with stainless steel sink and drainer with mixer tap over, space for washing machine and dryer, central heating radiator and ceiling spotlights.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 260, Robin Hood Lane Birmingham, B28 0EQ is band F and the annual Council Tax amount is approximately £2,752.71 subject to confirmation from your legal representative.



