



smarthomes



- A Substantially Extended Detached Family Home
- Five Double Bedrooms
- Two En-Suite Shower Rooms
- Two Reception Rooms

Tixall Road, Hall Green, Birmingham, B28 0RS

Offers Over £550,000

A well presented and substantially extended detached family home offering accommodation comprising two reception rooms, extended and re-fitted breakfast kitchen, utility room, guest W.C, five double bedrooms, two en-suite shower rooms, modern family bathroom, garden room, store room, generous mature rear garden and off road parking. EPC Rating - '63'



Property Description

The property is set back from the road behind a block paved driveway providing off road parking with shrub borders, dwarf walls to boundaries and a double glazed door leading into

Porch

With ceiling light point, Karndean flooring and hardwood front door with stained glass inserts and matching side window leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



Reception Room One to Front

12' 5" x 10' 11" (3.78m x 3.33m) With UPVC double glazed bay window to front elevation, wall mounted radiator, Karndean flooring and wall and ceiling light points



Reception Room Two to Rear

16' 10" x 12' 2" (5.13m x 3.71m) With a UPVC double glazed picture window overlooking rear garden, wall mounted radiator, Karndean flooring, wall and ceiling light points and a feature fireplace with log burning stove, slate hearth and wooden mantle



Re-Fitted Breakfast Kitchen to Rear

17' 11" x 17' 1" (5.46m x 5.21m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for gas range with extractor hood over, integrated fridge/freezer and dishwasher, breakfast bar, tiling to floor, radiator, ceiling light point and spot lights, double glazed window and French doors to the rear aspect and door to



Utility Room to Front

14' 9" x 8' 9" (4.5m x 2.67m) Fitted with base units with a work surface over incorporating a sink and drainer unit. Space and plumbing for washing machine, UPVC double glazed window to front, tiling to floor, central heating radiator, ceiling light point and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin, tiling to floor and ceiling light point

First Floor Landing

With a UPVC double glazed window to front, stairs rising to fifth bedroom, ceiling light points, radiator and door to

Bedroom One to Rear

17' 11" x 12' 2" (5.46m x 3.71m) With double glazed window to rear elevation, radiator, ceiling light points and door to

Re-Fitted En-Suite to Rear

Being re-fitted with a modern white suite comprising of a walk in shower enclosure, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Bedroom Two to Front

12' 5" x 11' 2" (3.78m x 3.4m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Front

12' 6" x 8' 7" (3.81m x 2.62m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

14' 1" x 9' 2" (4.29m x 2.79m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom

Being re-fitted with a modern white suite comprising of a panelled spa bath with handheld shower attachment, pedestal wash hand basin, shower enclosure with electric shower and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Second Floor Bedroom Five

13' 8" x 12' 8" (4.17m x 3.86m) With some restricted head height, Velux roof windows to side and rear elevations, radiator, ceiling light point, walk in wardrobe and a door to

En-Suite Shower Room

Being fitted with a white suite comprising of a walk in shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and eaves storage

Generous Mature Rear Garden

Being mainly laid to lawn with two paved patio areas, well stocked shrub borders, hedging and panelled fencing to boundaries and access to

Garden Room

16' 8" x 8' 8" (5.08m x 2.64m) Being partially converted from the original garage with ceiling strip lighting, wall mounted gas central heating boiler, double glazed door and window to rear garden and door to

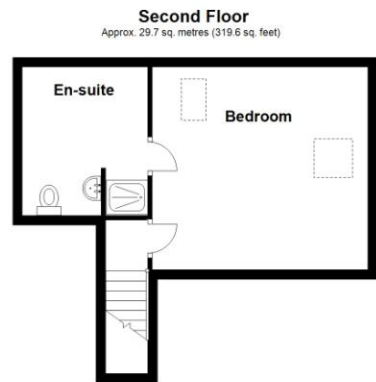
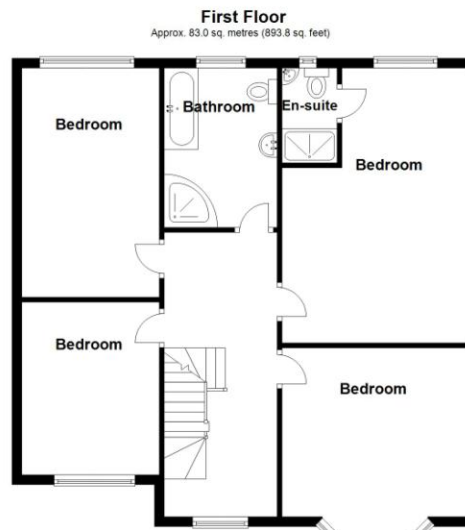
Store Room

With double opening doors to property frontage and ceiling strip light

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





Total area: approx. 220.0 sq. metres (2368.1 sq. feet)



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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.