



smarthomes

Priory Road

Hall Green, Birmingham, B28 0TG

- An Extended End Terrace Property
- Two Double Bedrooms
- South Facing Rear Garden
- Extended & Re-Fitted Family Dining Kitchen

Offers Over £230,000

EPC Rating 59

Current Council Tax Band B





Property Description

The property is set back from the road behind substantial lawned fore gardens with off road parking extending to garage to side and a paved pathway leading to UPVC double glazed door to enclosed porch with tiled flooring and obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, feature window to side and contemporary glazed door leading through to



Lounge to Front

17' 0" x 14' 10" (5.18m x 4.52m) With double glazed bay window to front elevation, radiator, useful under-stairs storage cupboard, ceiling light point, wood effect flooring, feature fire surround, coving to ceiling and door leading through to

Extended & Re-Fitted Family Dining Kitchen to Rear

21' 2" x 17' 1" (6.45m x 5.21m) Being re-fitted with a range of handle-less, high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, Metro tiling to splashback areas, four ring hob with extractor over, inset eye-level oven and grill, space and plumbing for washing machine, integrated dishwasher and fridge freezer, radiator, ceiling light points, tiled flooring, double glazed window to side, vaulted ceiling with two Velux windows, double glazed French doors leading out to the South West facing rear garden and door leading into



Utility Area

With double glazed window to side elevation and door to

Guest WC

With low flush WC, pedestal wash hand basin, obscure double glazed window, ladder style radiator, tiling to walls and floor and ceiling light point




Accommodation on the First Floor

Landing

With double glazed window to side elevation, access to loft point, ceiling light point and doors leading off to

Bedroom One to Front

14' 2" x 10' 10" (4.32m x 3.3m) With double glazed window to front elevation, radiator, ceiling light point and over-stairs storage cupboard

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Bedroom Two to Rear

12' 9" x 9' 6" (3.89m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

Spacious Family Bathroom

Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with aqua-panelling to walls and ceiling, obscure double glazed window, radiator and spot lights to ceiling

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, lawned area to side, courtesy gate to front and access to garage

Garage

With up and over garage door to off road parking and window to side

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. Current council tax band - B



Total area: approx. 84.1 sq. metres (905.5 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.