



smarthomes

## Southam Road

Hall Green, Birmingham, B28 8DG

- A Beautifully Presented Link Detached Period Property
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen

**£520,000**

EPC Rating 1

Current Council Tax Band – D







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking and extending to storm porch with composite front door with spy-glass and double glazed leaded insert leading into

### Entrance Hallway

With wood effect laminate flooring, two clay lined electric radiators, wall lighting, two ceiling light points, double glazed window to the side, obscure double glazed window to the front, feature double glazed obscure window with leaded inserts to other side, stairs leading to the first floor accommodation and doors leading off to

### Guest WC

With low flush WC, vanity wash hand basin with mixer tap, obscure double glazed window to side, tiled to half walls, LED mirror, ceiling light and wood effect laminate flooring





#### Reception Room to Front

17' 0" (into bay) x 11' 9" (5.2m x 3.6m) With double glazed bay window to front elevation, ornate corniced coving, two ceiling lights with decorative rose, wood effect laminate flooring, clay lined electric radiator, wood burning stove with slate hearth, TV aerial and electric power points

#### Reception Room Two to Rear

19' 4" (into bay) x 14' 9" (5.9m x 4.5m) With wood effect laminate flooring, clay lined electric radiator, wall lighting, two ceiling light points, ornate corniced coving, and double glazed half bay window to rear with double glazed door leading out to rear garden, two further double glazed windows to side, log burning stove with stone surround, TV aerial and electric power points.



#### Breakfast Kitchen to Rear

21' 3" x 11' 9" (6.5m x 3.6m) Being fitted with a range of wooden fronted wall, drawer and base units with complementary granite work surfaces, one and a half sink and drainer unit with mixer tap, complementary tiling to splashback areas, five ring Range style multi-fuel cooker and hob, glazed splash back and stainless steel extractor over, plumbing for a washing machine, space for an American style fridge freezer, wood effect laminate flooring, three ceiling lights, double glazed door to side with matching window to side and further double glazed window to side



#### Accommodation On The First Floor

##### Landing

With three ceiling light points, obscure double glazed feature window to side, clay lined electric radiator, wood effect laminate flooring, loft hatch and doors leading off to

##### Bedroom One to Front

17' 0" x 11' 9" (5.2m x 3.6m) With double glazed bay window to front elevation, clay lined electric radiator, wooden laminate flooring, two ceiling light points, wall lighting and electric power points.

##### Bedroom Two to Rear

13' 9" x 15' 8" (4.2m x 4.8m) With double glazed window to rear elevation, wood effect laminate flooring, clay lined electric radiator, two ceiling light points, wall lighting and range of built-in wardrobes with over bed storage and bedside cabinets.

##### Bedroom Four to Side

10' 9" x 8' 10" (3.3m x 2.7m) With double glazed window to side elevation, wood effect laminate flooring, clay lined electric radiator, wash hand basin with tiling to splash backs, electric power points and ceiling light point







### Bedroom Three to Side

11' 9" x 10' 9" (3.6m x 3.3m) With double glazed window to side elevation, feature wash hand basin with tiling to splash back, ceiling light, wood effect laminate flooring and clay lined electric radiator

### Separate WC

With low flush WC, half height tiling to walls, wooden laminate flooring, ceiling light point and obscure double glazed feature leaded window to side,

### Three Piece Family Bathroom to Rear

8' 2" x 7' 6" (2.5m x 2.3m) Being fitted with a three piece white suite comprising; free-standing bath with mixer tap over, vanity wash hand basin with mixer tap over and shower cubicle with sliding glazed door and Aqualisa shower over, clay lined central heating radiator, complementary tiling to all walled areas, wood effect laminate flooring and two feature double glazed obscure leaded windows to side

### Westerly Facing Rear Garden

Being mainly laid to lawn with timber decked area with steps leading down to Cotswold stone area, hedgerow borders and fencing to boundaries, variety of mature shrubs and bushes, various timber framed sheds and electric point.

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



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>		7-3
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	1	
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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