



# **Priory Road**

Hall Green, Birmingham, B28 0TG

An Extended End Terrace Property

• Two Double Bedrooms

• South Facing Rear Garden

Extended & Re-Fitted Family Dining Kitcher

Offers Over £200,000

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

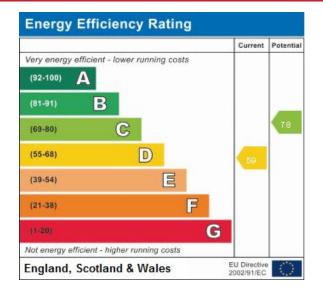
### **Accommodation on the First Floor**

### 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



# Ground Floor Approx. 50.7 sq. metres (546.1 sq. feet) Pirst Floor Approx. 33.4 sq. metres (359.3 sq. feet) Bathroom Bedroom Lounge Bedroom

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

### **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 aquapanelling 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