



smarthomes

## Delamere Road

Hall Green, Birmingham, B28 0EP

- A Beautifully Presented Detached Bungalow
- Two Double Bedrooms
- Re-Fitted Breakfast Kitchen
- No Upward Chain

**£294,000**

EPC Rating - 56

Current Council Tax Band – C







## Property Description

The property is set back from the road behind a tarmac driveway providing ample off-road parking extending to feature canopy porch with composite front door leading through to

## Entrance Hallway

With high gloss oak effect flooring, ceiling light point, central heating radiator and door leading through to



### **Lounge to Front**

16' 1" x 10' 7" (4.9m x 3.23m) With double glazed bay window to front elevation, two double central heating radiators, ceiling light point and wall mounted alarm sensor.



### **Re-Fitted Breakfast Kitchen to Rear**

11' 3" x 10' 0" (3.43m x 3.05m) Being re-fitted with a range of wall, drawer and base units, laminate work surfaces, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor over, inset electric oven, double glazed window to rear elevation, tiled flooring, ceiling light point, central heating radiator, door to rear and second door to utility area with high gloss roll-top work surface and space and plumbing for a washing machine



### **Bedroom One to Front**

11' 10" x 10' 8" (3.61m x 3.25m) With double glazed window to front elevation, double central heating radiator and ceiling light point



### **Bedroom Two to Rear**

10' 3" x 9' 2" (3.12m x 2.79m) With double glazed window to rear elevation, central heating radiator and ceiling light point



## Re-Fitted Bathroom to Rear

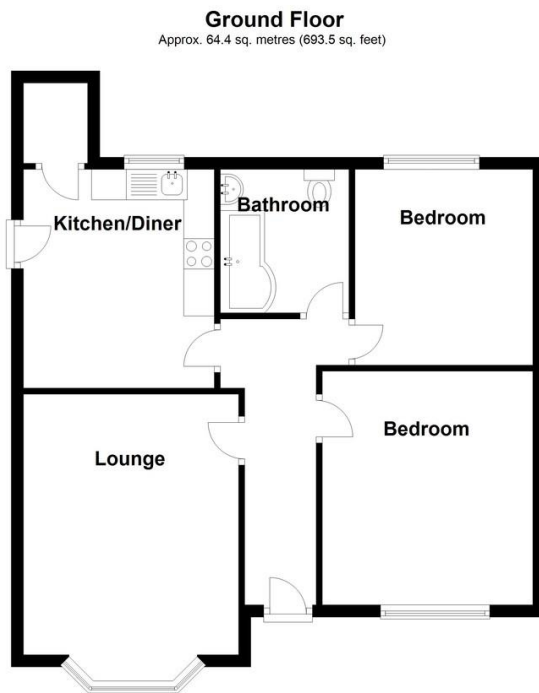
Being re-fitted with a three piece white suite comprising P-shaped panelled shower bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to walls and floor, central heating radiator and spot lights to ceiling

## Rear Garden

Being mainly laid to lawn with paved patio, timber built potting shed and fencing to boundaries

## 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 vendor. Current council tax band - C



Total area: approx. 64.4 sq. metres (693.5 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		