



smarthomes

## Blythsford Road

Hall Green, Birmingham, B28 0UR

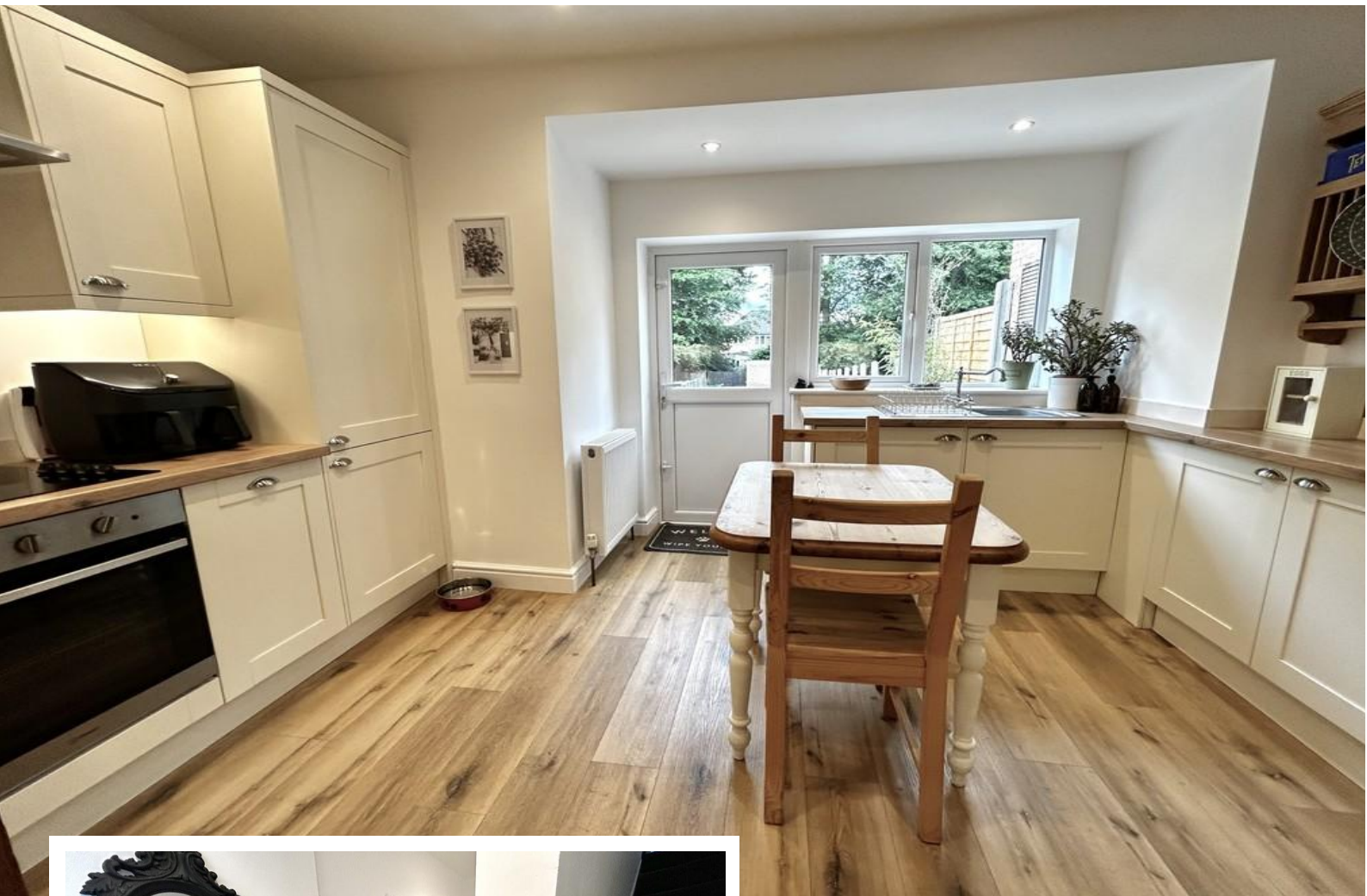
- A Completely Refurbished & Extended Semi Detached Property
- Two Double Bedrooms
- Spacious Lounge
- Re-Fitted Breakfast Kitchen

**£285,000**

EPC Rating 64

Current Council Tax Band – B





## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking, paved pathway extending to courtesy gate and double glazed front door leading into

### Entrance Hallway

With oak effect flooring, inset down-lighters, bespoke storage to meter cupboard, stairs leading to the first floor and doors leading into

### Lounge to Front

12' 7" x 13' 1" (into bay) (3.84m x 3.99m) With double glazed bay window to front elevation, under-stairs store cupboard, central heating radiator and ceiling light point



### **Re-Fitted Guest WC**

With low flush WC, vanity wash hand basin with tiled splashback, oak effect flooring, ladder style central heating radiator and inset down-lighters

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

12' 2" x 12' 8" (3.71 m x 3.86m) Being fitted with a range of Shaker style base units and matching wall units with stripped timber effect work surfaces, sink and drainer unit with mixer tap, integrated oven and four ring ceramic hob set below combination light and extractor, under-counter fridge and freezer, integrated washing machine, cupboard housing an Ideal Classic central heating boiler, central heating radiator, inset LED down-lighters and double glazed door leading to rear garden with matching window.



### **Accommodation On The First Floor**

#### **Landing**

With ceiling smoke alarm, access to loft space and doors leading off to



#### **Bedroom One to Front**

10' 5" x 12' 6" (3.18m x 3.81 m) With double glazed window to front elevation, central heating radiator and ceiling light point

#### **Bedroom Two to Rear**

8' 10" x 12' 5" (2.69m x 3.78m) With double glazed window to rear elevation, central heating radiator and ceiling light point



#### **Re-Fitted Family Bathroom to Side**

Being re-fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, polished Porcelain tiling to walls, tiled effect flooring, obscure double glazed window to side, ladder style central heating radiator and spot lights to ceiling



### Landscaped Rear Garden

Being mainly laid to lawn with paved patio area, gated giving access to the front of the property, fencing to boundaries and further patio area to rear.

### Brick Built Storage Shed

9' 4" x 8' 9" (2.84m x 2.67m) With double glazed window.



### 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 - B



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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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.