



smarthomes

Smirrells Road

Hall Green, Birmingham, B28 0LB

- An Extended Semi Detached Family Home
- Three Double Bedrooms
- Through Lounge Diner, Breakfast Room & Conservatory
- Family Bathroom & Ground Floor Shower Room

£425,000

EPC Rating 64

Current Council Tax Band D





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to double garage doors and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and hardwood door with glazed inserts leading through to

Entrance Hallway

With feature window to front, two ceiling light points, radiator, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and glazed doors leading off to

Lounge Area to Front

16' 8" x 13' 5" (5.1m x 4.1m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling, wall lighting, electric fire with marble hearth and wooden surround and opening through to



Dining Area to Rear

14' 1" x 10' 9" (4.3m x 3.3m) With ceiling light point, wall lighting, coving to ceiling, radiator and double glazed sliding patio doors leading through to

Conservatory

16' 4" x 8' 6" (5.0m x 2.6m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, electric under-floor heating, ceiling light with fan, power points and door leading into kitchen

Breakfast Room

9' 10" x 10' 9" (3.0m x 3.3m) With obscure double glazed window to side, ceiling light point, radiator, coving to ceiling, ceiling light point, wood effect flooring and door leading into



Kitchen to Rear

17' 0" x 9' 6" (5.2m x 2.9m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Neff gas hob with stainless steel splashback and Neff extractor canopy over, inset eye-level Stoves oven & grill, integrated dishwasher, space for American style fridge freezer, radiator, ceiling light points, wood effect LVT flooring, double glazed window to rear, double glazed door leading out to the rear garden and opening to passage way with door to garage and door leading into



Ground Floor Shower Room

Being fitted with a three piece white suite comprising of; shower area with electric shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, extractor, ladder style radiator and spot lights to ceiling

Accommodation on the First Floor

Landing

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

Bedroom One to Front

17' 0" x 13' 9" (5.2m x 4.2m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Two to Rear

14' 1" x 10' 9" (4.3m x 3.3m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point





Bedroom Three to Rear

10' 9" x 9' 10" (3.3m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling and wood effect flooring

Family Bathroom to Front

6' 10" x 5' 10" (2.1m x 1.8m) Being fitted with a three piece white suite comprising; p-shaped panelled bath with centralised mixer tap, electric shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, with tiling to walls, wood effect flooring, obscure double glazed window to front, feature vertical radiator, extractor and ceiling light point



Large Rear Garden

Being mainly laid to lawn with paved patio, outside tap, exterior lighting, two timber potting sheds, fencing to boundaries and a variety of mature shrubs, trees and bushes

Garage

15' 5" x 7' 2" (4.7m x 2.2m) With double metal garage doors to driveway, wall mounted Worcester Bosch boiler, space and plumbing for washing machine and tumble dryer and ceiling light 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 vendor. Current council tax band - D



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.