



smarthomes

Bushmore Road

Hall Green, Birmingham, B28 9QU

- A Traditional Semi-Detached Requiring Modernisation
- Three Bedrooms
- Two Reception Rooms
- Kitchen

£249,950

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a paved driveway providing off road parking and extends to

Entrance Porch

With UPVC double glazed double opening doors to front and hardwood door leading into

Entrance Hall

With ceiling light point, central heating radiator, stairs leading to the first floor accommodation with useful under stairs storage cupboard and doors radiating off to



Reception Room One to front

15' 6" x 11' 4" (4.72m x 3.45m) into bay With double glazed bay window to front elevation, central heating radiator and ceiling light point

Reception Room Two to rear

14' 3" x 10' 11" (4.34m x 3.33m) With double glazed window to rear elevation, central heating radiator and ceiling light point

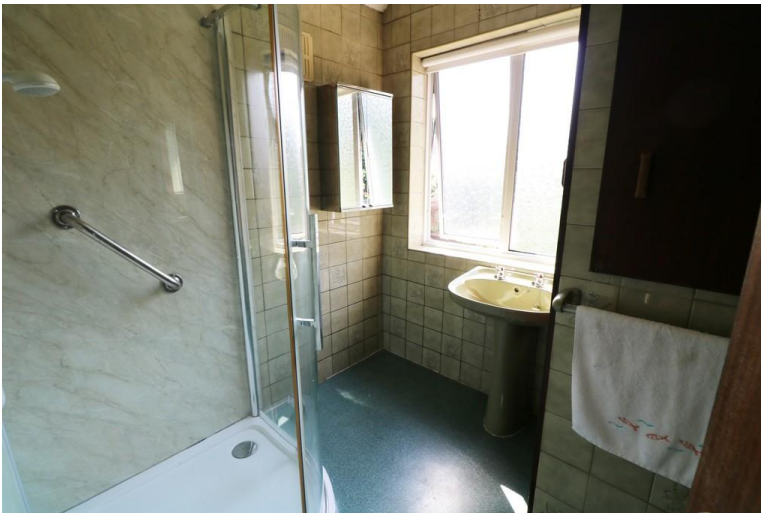


Kitchen to rear

9' 7" x 6' 11" (2.92m x 2.11m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit, wall mounted gas boiler, space for gas cooker, fluorescent strip lighting, double glazed window to rear and a hardwood door leading to

Lean To/Utility

14' 1" x 7' 5" (4.29m x 2.26m) With power points, door to garden, door to garage and door to gardeners W.C



Landing

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

Bedroom One to front

15' 11" x 10' 8" (4.85m x 3.25m) into bay With ceiling light point, central heating radiator and double glazed bay window to front elevation

Bedroom Two to rear

14' 7" x 11' 1" (4.44m x 3.38m) With ceiling light point, central heating radiator and double glazed window to rear elevation

Bedroom Three to front

6' 9" x 8' 5" (2.06m x 2.57m) With ceiling light point, central heating radiator and double glazed window to front elevation



Shower Room to rear

Being fitted with a suite comprising a walk in shower cubicle housing a wall mounted electric shower and a pedestal wash hand basin. Fluorescent strip light to ceiling, obscure window to rear and tiling to splashback areas

Separate WC

With low flush WC, ceiling light point and obscure double glazed window

Rear Garden

Being mainly laid to lawn with paved patio, shrubbed borders, boundary fencing and timber built potting shed

Garage

With up and over door to front elevation and personal door to rear

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