



smarthomes

Robin Hood Lane

Hall Green, Birmingham, B28 0EQ

- A Stunning Character End Terraced Property
- Three Double Bedrooms
- Two Reception Rooms
- Superb Open Plan Extended Kitchen

£375,000

EPC Rating 58

Current Council Tax Band - D





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to feature period style front door leading into

Enclosed Porch

With original leaded glazed door leading through to

Entrance Hallway

With wall mounted alarm control panel, school house style central heating radiator, decorative dado rail, feature cornicing to ceiling, ceiling light point, oak flooring, spindle balustrade staircase leading to the first floor accommodation with under stairs storage and door leading off to

Lounge to Front

15' 0" x 12' 9" (4.57m x 3.89m) With double glazed bay window to front elevation with fitted plantation shutters, oak flooring, school house style central heating radiator, coving to ceiling, ceiling light point and feature fire surround with exposed brick and coal effect basket fire



Sitting Room

12' 9" x 11' 5" (3.89m x 3.48m) With school house style central heating radiator, coving to ceiling, wall light points, chimney threshold with stone effect base and opening through to

Superb Open Plan Fitted Kitchen to Rear

15' 3" x 20' 0" (4.65m x 6.1m)

Family Area

With feature vaulted ceiling, hard wiring for wall mounted television, ceiling spotlights, double glazed French doors leading to rear garden, oak flooring and opening to



Kitchen Area

Benefiting from under floor heating and being fitted with a range of Shaker base units and matching wall units with Quartz work top over and extensive breakfast bar, combination of glazed fronted display cabinets, Belfast double sink with feature taps, Metro tiling to splashback areas, space for Rangemaster oven, combination light and extractor above, integrated dishwasher, space for American style fridge freezer, ceiling spotlights, three feature ceiling lights and obscure double glazed window to rear

Accommodation On The First Floor

Spacious Landing

With two ceiling light points, decorative dado rail, loft hatch with ladder leading to boarded loft space, over stairs store cupboard (allowing facility for staircase to loft conversion) and doors leading off to



Bedroom One to Front

17' 9" x 11' 5" (5.41m x 3.48m) With two double glazed windows to front elevation, two wardrobes, school house style central heating radiator, feature cast fire surround and ceiling light point

Bedroom Two to Rear

12' 5" x 11' 10" (3.78m x 3.61m) With double glazed double aspect windows to side and rear elevation, coving to ceiling, school house style central heating radiator and ceiling light point



Bedroom Three to Rear

9' 11" x 8' 3" (3.02m x 2.51m) With double glazed window to rear elevation, decorative dado rail, school house style central heating radiator and ceiling light point



Re-Fitted Family Bathroom

Being fitted with a three piece white suite comprising; panelled bath with waterfall mixer taps and additional shower fitment, thermostatic shower over and glazed screen, low flush W C, vanity wash hand basin with mixer tap and storage beneath, ceramic tiling to walls and floor, heated towel rail, spot lights to ceiling and obscure double glazed window to side

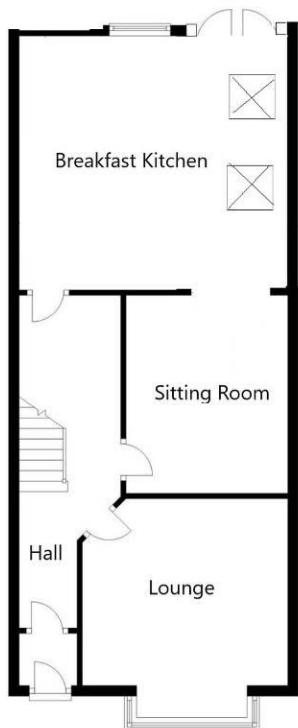
Rear Garden

Being mainly laid to lawn with extensive Indian stone paved patio, timber potting shed, fencing to boundaries, brick built outbuilding and courtesy gate 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 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 are 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.