



smarthomes

Primrose Croft

Hall Green, Birmingham, B28 0JP

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen

Offers Over £325,000

EPC Rating 61

Current Council Tax Band C





Property Description

The property is situated in a popular tree-lined cul-de-sac and is set back from the road behind a paved and gravel driveway providing off road parking extending to garage doors and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, oak flooring and part glazed door leading through to

Entrance Hallway

With ceiling light point, coving to ceiling, radiator, feature windows to front, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, engineered wood flooring and original doors with Bakelite furnishings leading off to



Reception Room One to Front

12' 7" x 10' 10" (3.84m x 3.3m) With double glazed bay window to front elevation, feature cast gas fireplace with wooden surround, radiator, ceiling light point with decorative rose, coving to ceiling and wood effect flooring

Reception Room Two to Rear

15' 4" x 10' 10" (4.67m x 3.3m) With double glazed bay windows incorporating French doors leading out to the rear garden, ceiling light point with decorative rose, coving to ceiling, radiator and feature cast gas fireplace with wooden surround and granite hearth



Re-Fitted Kitchen to Rear

10' 5" x 7' 11" (3.18m x 2.41m) Being re-fitted with an attractive range of wall and base units with complementary butcher block wooden work surfaces, Belfast style sink with mixer tap, Metro tiling to splashback areas, four ring induction hob with extractor canopy over, inset eye-level Zanussi oven and microwave oven, integrated Bosch dishwasher and fridge freezer, radiator, spot lights to ceiling, LVT herringbone flooring, double glazed window to rear and UPVC obscure double glazed door leading through to



Utility Room to Rear

15' 6" x 6' 11" (4.72m x 2.11m) With space and plumbing for washing machine and tumble dryer, door to rear garden, door to brick-built storage, door to garage and door leading into

Guest WC

With low flush WC and wash hand basin

Accommodation on the First Floor

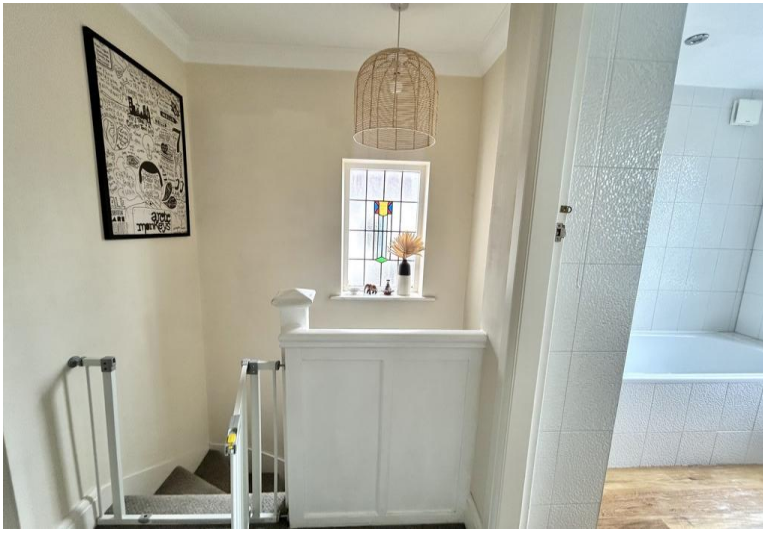
Landing

With original window to side elevation, ceiling light point, access to loft space with pull down ladder and doors leading off to

Bedroom One to Rear

15' 1" x 10' 10" (4.6m x 3.3m) With double glazed bay window to rear elevation, radiator, oak flooring, ceiling light point with decorative rose, coving to ceiling and fitted wardrobes





Bedroom Two to Front

12' 7" x 10' 10" (3.84m x 3.3m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point with decorative rose

Bedroom Three to Rear

8' 4" x 7' 10" (2.54m x 2.39m) With double glazed window to rear elevation, radiator, picture rail, oak flooring and ceiling light point

Family Bathroom to Front

7' 0" x 6' 7" (2.13m x 2.01m) Being fitted with a three piece white suite comprising; tiled panelled bath with thermostatic shower over and glazed screen, low flush WC and contemporary floating vanity wash hand basin, with tiling to walls, LVT wood effect flooring, obscure double glazed window to front, radiator and ceiling light point



Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, hard-standing for shed and a variety of mature shrubs, trees and bushes

Garage

15' 4" x 8' 1" (4.67m x 2.46m) Offering superb potential for extension or conversion subject to planning permission with garage doors to driveway

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	81	
(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 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.