



smarthomes

Dalbury Road

Hall Green, Birmingham, B28 0NG

- A Well Presented Semi Detached Property
- Three Bedrooms
- Re-Fitted Dining Kitchen
- South Facing Rear Garden
- No Upward Chain

Offers Over £325,000

EPC Rating - 58

Current Council Tax Band - C





Property Description

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

Enclosed Porch

With double door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation doors leading off to

Lounge to Front

13' 9" x 10' 11" (4.19m x 3.33m) With double glazed bay window to front elevation, radiator, ceiling light point and coving to ceiling



Re-Fitted Dining Kitchen to Rear

20' 2" x 11' 10" (6.15m x 3.61m) Being re-fitted with a range of attractive wall, drawer and base units with complementary marble effect work surfaces and matching upstands, ceramic sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over and Metro style tiling to splashback, inset electric Zanussi oven, integrated dishwasher, fridge freezer, washing machine, breakfast bar seating area, radiator, ceiling light points, under-stairs storage, wood effect flooring, double glazed window to rear and glazed French doors leading into



Garden/Sun-Room

With double glazed windows, double glazed door leading out to the South facing rear garden and wood effect flooring

Accommodation on the First Floor

Landing

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



Bedroom One to Front

14' 4" x 11' 0" (4.37m x 3.35m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 8" x 11' 6" (3.56m x 3.51m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

5' 11" x 7' 3" (1.8m x 2.21m) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Rear

Having a P-shaped Jacuzzi style bath with thermostatic shower over, body-jets and glazed screen, vanity wash hand basin with built-in storage, tiling to walls, attractive herringbone style flooring, obscure double glazed window to rear and ladder style radiator

Separate WC

With low flush WC, obscure double glazed window, ceiling light point and attractive herringbone style flooring



South Facing Rear Garden

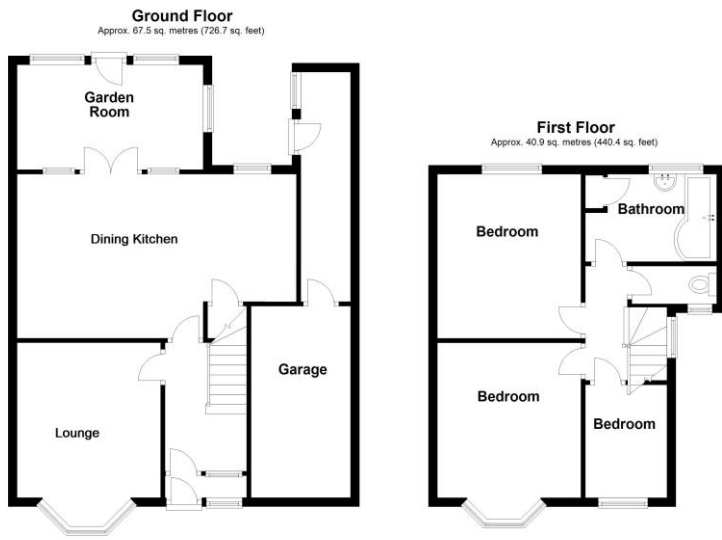
Being mainly laid to lawn with paved patio, paved terrace to rear, fencing to boundaries and a variety of mature shrubs and bushes

Garage

With garage doors to driveway and double glazed door to rear garden

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



Total area: approx. 108.4 sq. metres (1167.1 sq. feet)
30 dalbury road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(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.