



smarthomes

Baldwins Lane

Hall Green, Birmingham, B28 0QE

- An Extended & Well Presented Detached Family Home
- Four Bedrooms
- Extended Family Kitchen
- Re-Fitted Four Piece Family Bathroom

Offers in Region of

£375,000

EPC Rating - 61

Current Council Tax Band - D





Property Description

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

Enclosed Porch

With double glazed windows, sliding doors to breakfast room and door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, obscure glazed door to inner lobby and doors leading off to



Spacious Lounge to Front

28' 8" x 11' 7" (8.74m x 3.53m) With double glazed windows to front and side elevations, two radiators, coving to ceiling, wood effect flooring, two ceiling light points



Extended Family Kitchen to Rear

21' 7" max x 26' 3" max (6.58m x 8m) Being fitted with a range of Shaker style wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, 7 ring Stoves range style cooker with stainless steel splashback and extractor over, additional inset oven and grill, space and plumbing for dishwasher, two radiators, ceiling light points, coving to ceiling, part tiled and part wood effect flooring, double glazed windows to side and rear elevations and double glazed patio doors leading out to the rear garden



Breakfast Room to Front

6' 3" x 13' 9" (1.91m x 4.19m) With radiator, wood effect flooring, ceiling light point and sliding door to porch



Ground Floor Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure, low flush WC and pedestal wash hand basin with complementary tiling to walls and floor and ceiling light point

Accommodation on the First Floor

Landing

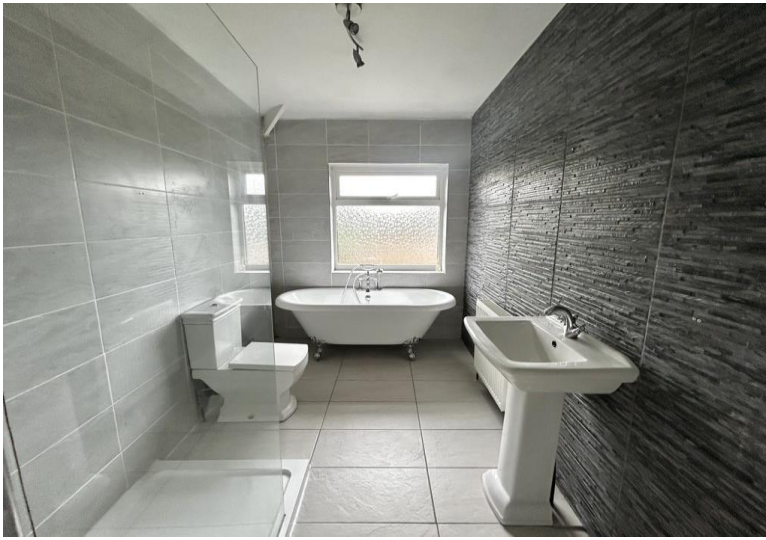
With ceiling light point and doors leading off to

Extended Bedroom One to Rear

14' 8" x 11' 3" (4.47m x 3.43m) With double glazed window to rear elevation, radiator, ceiling light point and freestanding mirrored wardrobes

Bedroom Two to Front

11' 0" x 12' 6" (3.35m x 3.81m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Front

8' 6" x 12' 6" (2.59m x 3.81m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Front

6' 6" x 7' 4" (1.98m x 2.24m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

Re-Fitted Four Piece Family Bathroom

Being re-fitted with a four piece white suite comprising; freestanding roll top bath with telephone effect mixer tap and shower attachment, low flush WC, pedestal wash hand basin and oversized walk-in shower, with tiling to water prone areas, tiled flooring, obscure double glazed window, radiator and ceiling light point



South East Facing Rear Garden

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

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		
69-80	C		80 C
55-68	D	61 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 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.