



smarthomes

Miall Road

Hall Green, Birmingham, B28 9BS

- A Heavily Extended Semi Detached Property
- Five Bedrooms
- Lounge Diner
- Extended Breakfast Kitchen

£385,000

EPC Rating 67

Current Council Tax Band - D





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, wood effect flooring, lighting and UPVC obscure double glazed double doors 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 and doors leading off to

Through Lounge Diner

29' 6" x 12' 1" (9.0m x 3.7m) With double glazed bay window to front elevation, double glazed bay incorporating sliding patio doors leading out to the rear garden, two radiators, two ceiling light points, gas fireplace with marble hearth and wooden surround, coving to ceiling and door returning to hallway



Extended Breakfast Kitchen to Rear

16' 8" x 7' 10" (5.1m x 2.4m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor over, inset eye-level Bosch oven and grill, breakfast bar seating area, two radiators, coving to ceiling, ceiling light points, tiled flooring, two double glazed windows to rear elevation, door to garage and door leading through to inner lobby with UPVC obscure double glazed door to side and door to



Guest WC

With low flush WC, wash hand basin, obscure double glazed window to rear elevation, ceiling light point and tiled flooring

Accommodation on the First Floor

Landing

With ceiling light point, loft access, feature original window and doors leading off to

Bedroom One to Front

13' 5" x 11' 5" (4.1m x 3.5m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture



Bedroom Two to Rear

14' 9" x 9' 6" (4.5m x 2.9m) With double glazed bay window to rear elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Three to Front

14' 1" x 12' 5" (4.3m x 3.8m) With double glazed windows to front and side elevations, radiator, ceiling light point, vanity wash hand basin and a range of fitted furniture

Bedroom Four to Front

7' 6" x 6' 6" (2.3m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Five to Rear

7' 6" x 8' 2" (2.3m x 2.5m) With double glazed window to rear elevation, radiator and ceiling light point

Separate WC

With obscure double glazed window to rear, low flush WC, wash hand basin, ceiling light point and tiled flooring



Family Bathroom to Rear

10' 9" x 5' 6" (3.3m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath, vanity wash hand basin with fitted storage and shower cubicle with thermostatic rainfall shower and additional shower attachment, with tiling to walls, tiled flooring, obscure double glazed window to rear, ladder style radiator, ceiling light point and extractor

West Facing Rear Garden

Having a spacious paved terrace to side with two timber sheds and lawned area to rear with fencing to boundaries



Garage

18' 8" x 12' 9" (5.7m x 3.9m) With metal up and over garage door to driveway, ceiling light point, wall mounted Worcester Bosch boiler, space and plumbing for washing machine and tumble dryer and solar panel controls

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 Nigel Hodges. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	87	
(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.