



## Robin Hood Lane

Hall Green, Birmingham, B28 0JE

- A Traditional Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen

**£350,000**

EPC Rating – 52

Council Tax Band - C







## Property Description

The property is set back from the road behind a tarmac driveway and access is gained via a UPVC door leading into;

### Porch

With ceiling light point and door leading into;

### Entrance Hall

With stairs rising to the first floor, ceiling light point, wall mounted radiator, laminate flooring and box housing the fuse box and electric meter.

### Lounge to Front

14' 1" (into bay) x 12' 1" (excl chimney breast)  
(4.3m (into bay) x 3.7m (excl chimney breast)  
Having a double glazed bay window to the front elevation, central heating radiator, ceiling light point with fan and a gas fireplace with brick surround and tiled hearth.





### **Guest W.C**

Having a low level WC with mixer flush, wash hand basin, extractor fan and double glazed window to the side elevation.

### **Dining Room to Rear**

12' 5" x 11' 1" (excl chimney breast) (3.8m x 3.4m (excluding chimney breast) Having a ceiling light point with fan, UPVC double glazed double opening patio doors out to the rear garden with windows to either side, hardwood flooring, chimney breast with electric fireplace and double panelled gas central heating radiator.



### **Extended Kitchen to Rear**

16' 4" x 8' 0" (5.0m x 2.45m) Having a range of wood effect wall, drawer and base units with a roll-top work surface over and tiling to splash back areas incorporating a sink and drainer unit with mixer tap over, integral electric oven, four ring stainless steel gas hob with extractor fan above, built-in fridge and separate freezer, space for a dishwasher and washing machine. Laminate flooring, two ceiling light points, double glazed windows to the rear and side elevation and a UPVC door to the patio area.



### **Landing**

With ceiling light point, access to half boarded and insulated loft space, wall mounted fire alarm and an obscure double glazed modern stained glass window to the side elevation.

### **Master Bedroom to Front**

14' 3" x 10' 5" (4.35m x 3.2m) Having a UPVC double bay glazed window to the front, ceiling light point with fan, wall mounted radiator and built-in wardrobes to either side of the chimney breast.



### **Bedroom Two to Rear**

12' 1" x 11' 1" (3.7m x 3.4m) Having a UPVC double glazed window to the rear, ceiling light point, wall mounted radiator and laminate flooring.

### **Bedroom Three to Rear**

8' 10" x 8' 2" (2.7m x 2.5m) With UPVC double glazed window to the rear, ceiling light point, picture rail, wall mounted radiator and laminate flooring.



### Bathroom to Front

6' 10" x 6' 2" (2.1m x 1.9m) Fitted with a white three piece suite comprising vanity unit with wash hand basin, low level WC and panelled bath with stainless steel taps and shower over, tiling to half height, wall mounted radiator, cupboard housing the Vaillant combination boiler, ceiling light point and obscure double glazed window to the front elevation.

### Rear Garden

Having a block paved patio area, gated to shared side access, paved pathway to side leading to lawned area with fencing to sides and breeze blocks to the rear elevation with further paved area. The garden is approximately 20ft wide and approximately 60ft long.

### Garage

The garage is accessed from the front of the property with an up-and-over door and power.

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges

