



smarthomes



- An Impressive Detached Family Home
- Eight Double Bedrooms
- Three Reception Rooms & Conservatory
- Large South Easterly Facing Rear Garden

Highfield Road, Hall Green, Birmingham, B28 0DP

£745,000

An impressive and heavily extended detached family home benefitting from eight double bedrooms, three reception rooms, re-fitted kitchen, conservatory, re-fitted ground floor shower room, re-fitted first floor family bathroom, en-suite shower room, large south easterly facing rear garden, off road parking and garage. EPC Rating – C. Council Tax Band – E.



Property Description

The property is set back from the road behind a lawned fore garden and tarmacadam driveway providing off road parking extending to gated side access to rear garden, double garage doors and UOVC double glazed door leading into

Enclosed Porch

With double glazed windows, lighting and hardwood front door with glazed insert and original feature window to side leading through to

Spacious Entrance Hall

With original feature window to front, radiator, dado rail, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, coving to ceiling, ceiling light point, wood effect flooring and attractive oak doors leading off to



Reception Room One to Front

14' 9" into bay x 13' 9" (4.5m x 4.2m) With double glazed bay window to front elevation, radiator, ceiling light point, feature gas fire with marble hearth and wooden surround and dado rail



Reception Room Two

19' 4" x 12' 1" (5.9m x 3.7m) With double glazed windows incorporating French doors leading into conservatory, coving to ceiling, two ceiling light points with decorative roses, wall lighting and feature gas fire with marble hearth and wooden surround

Conservatory

With double glazed windows, polycarbonate roof, ceiling light with fan, double glazed French doors leading out to the south easterly facing rear garden and tiled flooring



Reception Room Three to Rear

25' 11" x 10' 9" (7.9m x 3.3m) With double glazed folding doors leading out to the rear garden, laminate flooring, two Velux windows, two radiators, two ceiling light points, coving to ceiling and door to



Inner Lobby

With access to garage, kitchen and ground floor shower room

Re-Fitted Kitchen to Rear

16' 8" x 9' 6" (5.1m x 2.9m) Being re-fitted with a range of high gloss wall, drawer and base units incorporating a range of pan drawers, complementary wood effect laminate work surfaces, feature composite sink and drainer unit with mixer tap, tiling to splashback areas, space four range style cooker with extractor canopy over, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, double glazed window to rear elevation, two Velux windows, obscure double glazed door leading to the rear garden, spot lights to ceiling, feature plinth lighting and tiled flooring

Re-Fitted Ground Floor Shower Room to Rear

9' 10" x 4' 11" (3.0m x 1.5m) Being re-fitted with a three piece white suite comprising double shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin, obscure double glazed window to rear, complementary tiling to walls and floor, spot lights to ceiling and extractor

Accommodation on the First Floor

Landing

With useful storage cupboard, two ceiling light points, stairs to second floor accommodation and doors leading off to

Bedroom One to Front

13' 9" max x 15' 1" (4.2m x 4.6m) With double glazed bay window to front elevation, radiator, ceiling light point and bi-folding door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower cubicle with Triton electric shower, low flush WC and wash hand basin, complementary tiling to splashback areas and floor and ceiling light point

Bedroom Two to Front

10' 2" x 9' 6" (3.1m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point and built-in cupboards

Bedroom Three to Rear

12' 1" x 12' 5" (3.7m x 3.8m) With double glazed window to rear elevation, radiator, ceiling light point and a range of built-in wardrobes with mirrored sliding doors

Bedroom Four to Rear

9' 6" x 10' 9" (2.9m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point and a range of built-in wardrobes with mirrored sliding doors

Bedroom Five to Rear

11' 1" x 9' 6" (3.4m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Six to Front

10' 2" x 9' 6" (3.1m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom

7' 6" x 5' 6" (2.3m x 1.7m) Being re-fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin with useful drawers beneath, obscure double glazed window to side, complementary tiling to walls and floor, ladder style radiator, extractor fan and spot lights to ceiling

Accommodation on the Second Floor

Landing

With ceiling light point and doors leading off to

Bedroom Seven

16' 0" x 12' 1" with restricted head height (4.9m x 3.7m) With two Velux windows, spot lights to ceiling, useful storage cupboard and radiator

Bedroom Eight

With obscure double glazed window to side elevation, radiator and spot lights to ceiling

Large South Easterly Facing Rear Garden

Being mainly laid to lawn with block paved patio, fencing to boundaries, timber shed, a variety of mature bushes and trees and gated side access to driveway

Garage

16' 8" x 10' 2" (5.1m x 3.1m) With double wooden garage doors to driveway, obscure double glazed window to side, wall mounted Worcester Bosch boiler, ceiling light point and electric power points

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.



Total area: approx. 253.4 sq. metres (2727.5 sq. feet)

Ground Floor

Approx. 122.3 sq. metres (1316.5 sq. feet)



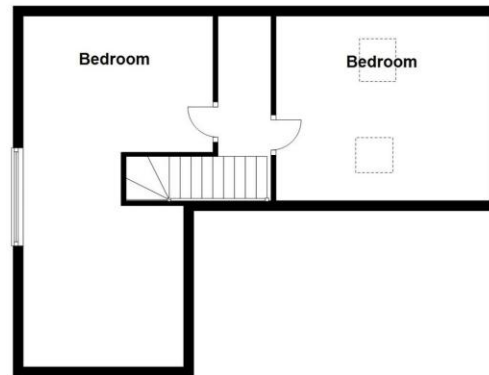
First Floor

Approx. 86.4 sq. metres (930.2 sq. feet)



Second Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements