



62 Hall Road, Smethwick, B67 6SQ
Offers In The Region Of £299,950

A beautifully presented THREE BEDROOM semi detached property in this sought after location in Hall Road.

This lovely family home has double glazing, gas central heating and briefly comprises: entrance hall, lounge, dining room, kitchen, conservatory, three good size bedrooms and family bathroom.

To the front is a block paved driveway providing off road parking and there is a wonderful fully enclosed garden to the rear.

EPC: D / Council Tax Band: B

The Property

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Location

Situated in a great location in the Bearwood area of Smethwick close to many amenities, local schools and shops. The transport links to the city are excellent and it is easily commutable to Queen Elizabeth Hospital, Birmingham University and the Midland Metropolitan Hospital

Entrance Porch

Door leads to the entrance hall

Entrance Hall

Stairs lead to the first floor. Understairs cupboard.

Lounge 16'6" x 11'10" (5.03m x 3.61m)

Spacious lounge with window to the front, gas fireplace with feature surround and double doors leading through to the dining room.

Dining Room 12'0" x 9'10" (3.66m x 3.02m)

Sliding patio doors lead to the conservatory. Laminate floor.

Kitchen 8'3" x 7'8" (2.54m x 2.36m)

A beautifully appointed kitchen featuring a range of eye and low level units incorporating: 1 1/2 bowl sink and drainer, integrated five burner gas hob with integrated electric oven beneath and extractor over. Laminate floor and window to the rear. Integrated fridge freezer.

Conservatory 13'10" x 9'6" (4.22m x 2.90m)

Lovely bright and airy conservatory with sliding patio doors to the garden and door leading to the utility/WC. Tiled flooring.

Utility / WC

A useful utility with WC. Tiled flooring and window to the rear.

Landing

Window to the side and doors to all first floor rooms.

Bedroom One 14'9" x 10'11" (4.50m x 3.33m)

Measured at widest point.

With fitted wardrobes and window to the front.

Bedroom Two 11'10" x 10'0" (3.61m x 3.05m)

Window to the rear.

Bedroom Three 8'9" x 8'7" (2.69m x 2.62m)

Window to the rear.

Family Bathroom

A four piece suite comprising: corner bath, separate shower cubicle, low level WC and pedestal wash hand basin. Window to the front.

Outside

Front: Block paved driveway providing off road parking for two vehicles. Side access gate.

Rear: An lovely fully enclosed garden to the rear laid mainly to lawn with block paved patio and further wooden decked seating area.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to

deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

Floor Plan



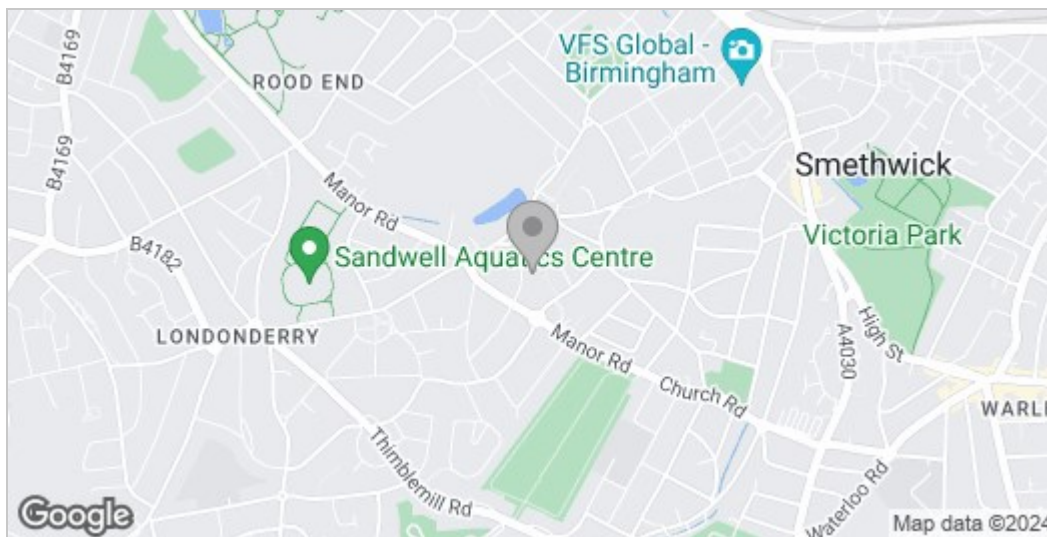
Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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