



## 65 Hall Hays Road, Birmingham, B34 7LN

### Offers over £240,000

This well presented three bedroomed mid terrace briefly comprises hallway, lounge/diner, kitchen, utility area, downstairs w/c, three good size bedrooms and family bathroom. There is a block paved driveway to the front and an enclosed rear garden. This is an ideal first time buyer property. Call now to view !

## Approach

Via block paved driveway with off road parking.



## Hallway

Double glazed door to front, stairs to first floor accommodation, meter cupboard, radiator and ceiling light point.



## Lounge Diner

11'5 max x 21'6 (3.48m max x 6.55m)

Double glazed window to front, double glazed French doors to rear, two radiators and two ceiling light points.



## Kitchen

Double glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, integrated microwave and oven, integrated dishwasher, integrated hob with extractor over, space for fridge freezer and spot lights to ceiling.



## Utility Area

12 x 6'5 max (3.66m x 1.96m max)

Double glazed window and door to side, space for white goods, sink with mixer tap, storage cupboard and spot lights to ceiling.



## Downstairs W/C

Double glazed obscured window to rear, low level w/c, radiator, hand wash basin and spot lights to ceiling.



## Side passage

Double glazed door to front leading to bin store

## Landing

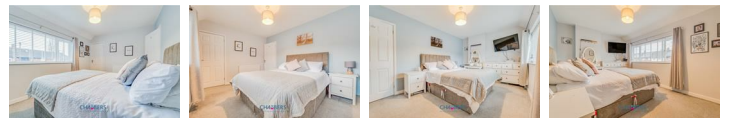
Loft access with loft ladder and ceiling light point.



## Bedroom One

14'7 max x 9'9 (4.45m max x 2.97m)

Double glazed window to front, cupboard house central heating boiler, radiator and ceiling light point.



## Bedroom Two

11'6" x 8'11" plus wardrobes (3.51m x 2.72m plus wardrobes)

Double glazed window to rear, sliding wardrobes, radiator and ceiling light point.



## Bedroom Three

7'0 plus recess x 12'0 (2.13m plus recess x 3.66m)

Double glazed window to front, storage cupboard, radiator and ceiling light point.



## Bathroom

Double glazed obscured window to rear, panel bath with shower head, Separate shower cubicle, low level w/c, hand wash basin with vanity under, heated towel rail and spot lights to ceiling.



## Rear Garden

Paved patio area, sleepers, lawned area, further paved patio area and enclosed to neighbouring boundaries.



## Further Information

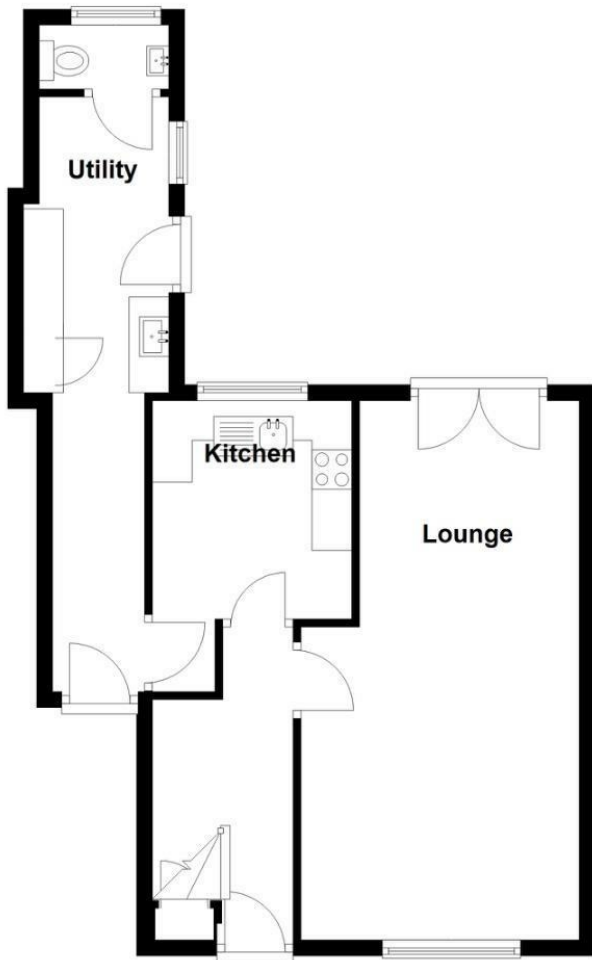
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: B  
EPC Rating: C

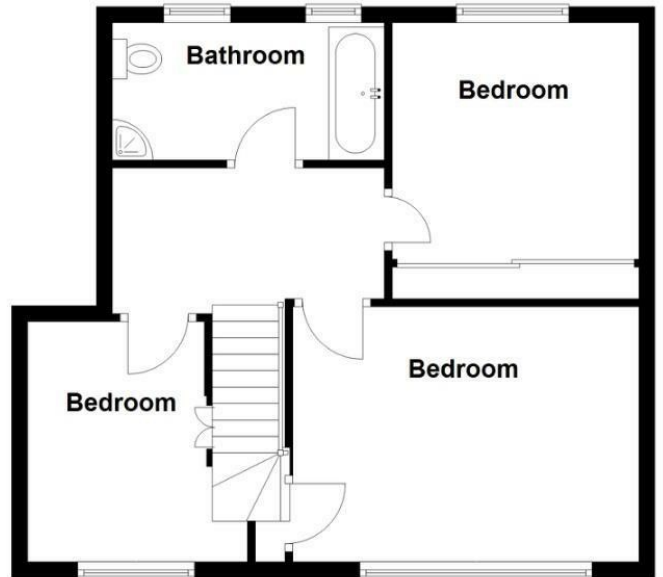
## Ground Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



## First Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



Total area: approx. 97.8 sq. metres (1053.2 sq. feet)



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | 82        |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 70                      |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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