Rice Chamberlains
ESTATE AGENTS LLP

75 Watwood Road

Hall Green, Birmingham, B28 0TW

Offers Over £285,000

3 1 1 D

***DETATCHED FAMILY HOME* We are delighted to offer this three bedroom family home, which is located in this prime location in Hall Green/ Shirley with all the local amenities offered via the nearby Stratford Road and Shirley High Street. The property itself offers well proportioned family accommodation which briefly comprises; front driveway with space for two cars, side access to the rear of the property, entrance hallway, front reception room, extended kitchen, and good sized garden with separate useful garage. To the first floor there are three bedrooms and one family bathroom. Energy Performance Rating D. The property further benefits from double glazing and central heating. To arrange your viewing please call the Rice Chamberlains sales team in Moseley.**

Approach

The property approach compromises' of a tarmac driveway, two wall mounted light points to the external brickwork with a tiled step giving access to a double glazed opaque UPVC front door which then gives access to:

Hallway

With one ceiling light point, one central heating radiator, a door giving access to integrated understairs storage cupboard, wood effect laminate flooring and stairs giving rise to the first floor accommodation. You also have doors leading onto:

Reception Room

15'5" x 10'0" (4.72 x 3.07)

With one ceiling light point, a central heating radiator and another curved central heating radiator under the double glazed bay window to the front aspect of the home, a log burner and wood effect laminate flooring.

Kitchen/ Diner

10'0" x 15'7" x 8'1" x 7'2" (3.06 x 4.77 x 2.47 x 2.2)

L-Shaped Room

The dining space compromises of two central heating radiators, a ceiling light point, double glazed windows to the rear aspect with a double glazed UPVC double patio door leading into the rear garden and wood effect laminate flooring throughout.

The kitchen space compromises of a ceiling light point, space for a fridge freezer, an integrated gas hob and electric oven with an extractor hood above with a tile splashback, a mixture of wall and base units with a black marble effect wrapped counter top, a stainless steel sink with hot and cold mixer tap above, and a vaillant boiler.

First Floor Accommodation

Stairs giving rise to first floor accommodation with a double glazed opaque window to the side aspect and one ceiling light point, with doors leading onto:

Bathroom

9'0" x 5'6" (2.76 x 1.70)

With grey tile effect lino to the floor, a low flush W/C, a sink with a hot and cold mixer tap over, a bathtub with two taps over and a shower above, a heated towel rack, one ceiling light point and a double glazed opaque UPVC window to the rear aspect. To the ceiling there is also the access point to loft.

Bedroom One

15'8" x 10'1" (4.78 x 3.08)

With one ceiling light point, two central heating radiators, carpet to the floor and a double glazed bay window to the rear aspect.

Bedroom Two

15'7" x 10'1" (4.76 x 3.08)

With one ceiling light point, one central heating radiator and another curved central heating radiator under the front aspect double glazed bay window and carpet to the floor.

Bedroom Three

9'6" x 5'7" (2.9 x 1.72)

With one ceiling light point, one central heating radiator, double glazed UPVC bay window to the front aspect and carpet to the floor.

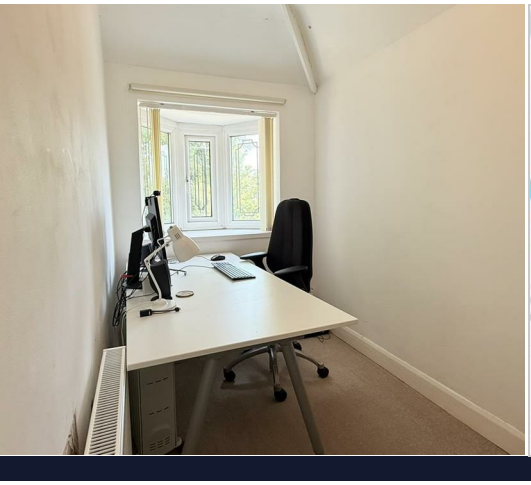
Rear Garden

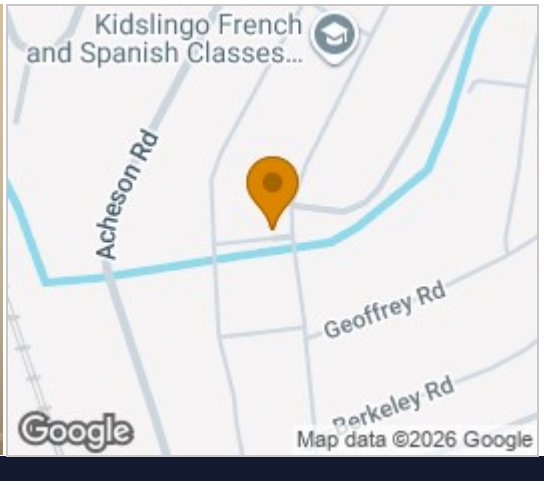
Featuring a raised grey slab patio and a side passageway giving access to the front of the

property, stairs leading to the lower tier which features grass and mature shrubbery to the rear of the garden, a concrete build detached garage (not inspected) and a concreted area with secure gated access at the rear.

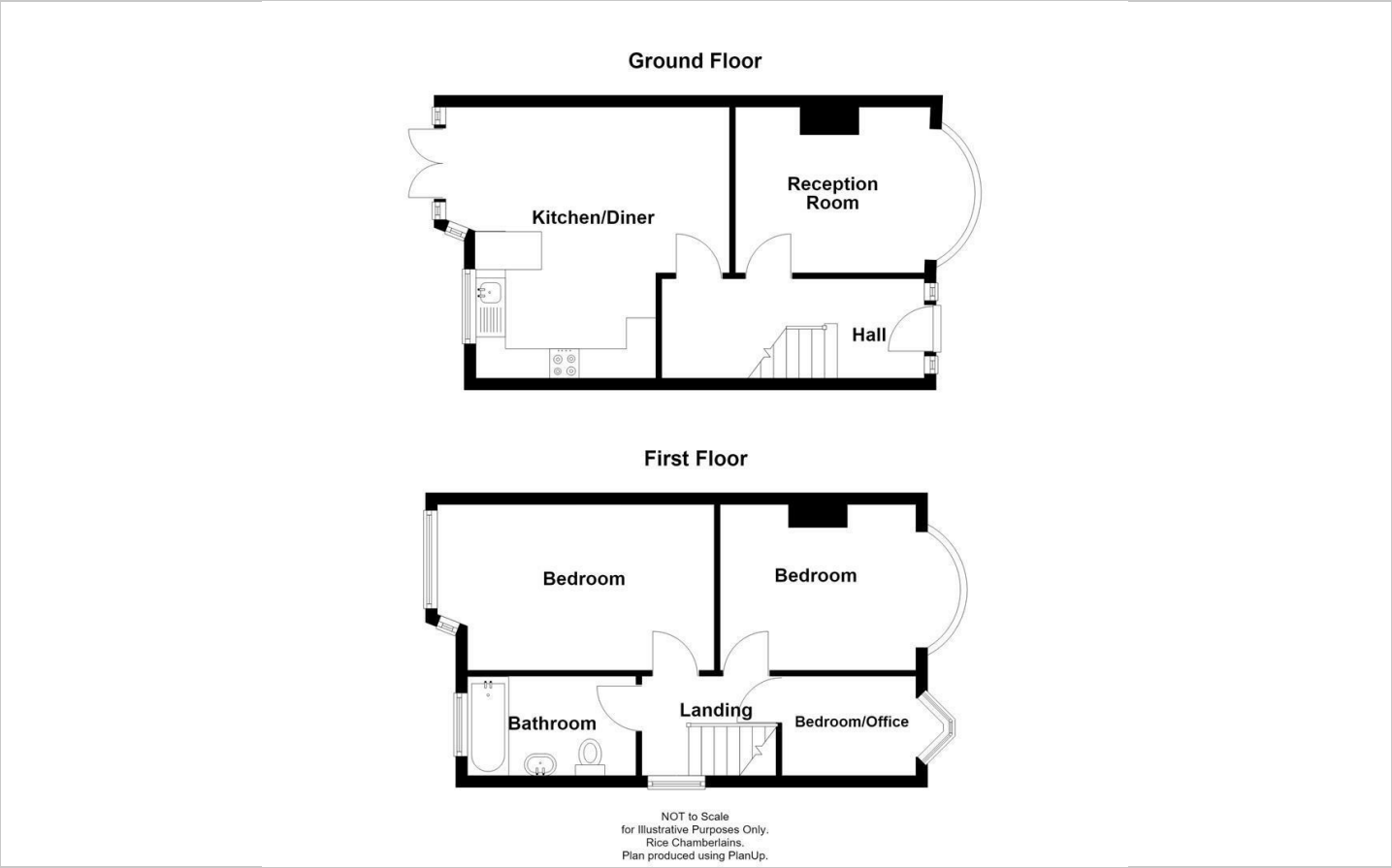
Council Tax Band -

According to the Direct Gov website the Council Tax Band for 75 Watwood Road, Hall Green, B28 0TW, band D and the annual Council Tax amount is approximately £2,353.17 subject to confirmation from your legal representative.





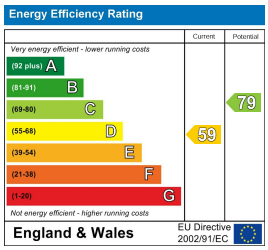
Floor Plan

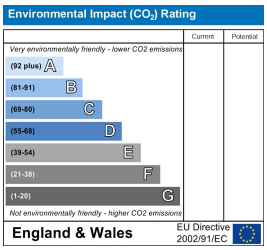


Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk