

# Horton & Senate



39 Egginton Road, Birmingham, B28 0LY

£349,950

- EXTENDED SEMI DETACHED HOUSE
- REFITTED KITCHEN
- GARAGE
- BATHROOM
- OPEN PLAN KITCHEN/DINER/LOUNGE
- UTILITY/WC
- BI FOLD DOORS
- PRIVATE REAR GARDEN

# 39 Egginton Road, Birmingham B28 0LY

A fantastic, extended three bedroom semi detached property situated on a very popular road in Hall Green. The property is immaculately presented and comprises of a sitting room, open plan lounge diner, kitchen, three bedrooms, refitted bathroom and a garage.

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Council Tax Band:



**LOCAL AREA** Situated in a convenient location. There are lots of local shops and good bus links within walking distance, and the nearby Stratford Road gives easy access to the M42.

**APPROACH** Via a drive for two cars leading to the front door.

## GROUND FLOOR

**ENTRANCE HALL** A welcoming hall with stairs to the first floor landing, doors leading to the ground floor rooms and a door to the garage.

**RECEPTION ROOM** 14' 9" x 10' 5" (4.5m x 3.18m) A large reception room with a double glazed bay window to the front elevation, central heating radiator and a feature fire.

**OPEN PLAN LIVING/DINING ROOM** 21' 5 max" x 19' 4 max" (6.53m x 5.89m) A spectacular living and dining area perfect for families having two central heating radiators, bi-folding double glazed doors to the rear taking you to the rear garden, Velux roof windows and patio doors leading to the kitchen.

**REFITTED KITCHEN** 11' 2" x 6' 8" (3.4m x 2.03m) The kitchen has been recently installed having a range of floor and wall units with complementary work surface over, stainless steel sink and drainer with mixer tap over, space for cooker with extractor hood over, wall mounted central heating boiler, tiling to splash prone areas and a double glazed window to the side elevation.

**GARAGE AND UTILITY** Benefiting from a built in units, plumbing for appliances, wc and central heating boiler. There is a double glazed window and garage doors to the front elevation.

## FIRST FLOOR

**LANDING** A bright landing with doors leading to the first floor rooms and a double glazed window to the side elevation.

**REFITTED BATHROOM** The suite compromises

of a panelled bath with shower fitting attachment, a sink with vanity unit under and a separate shower cubicle. There is tiling to the walls, a wall mounted radiator and an obscure double glazed window to the rear elevation.

**BEDROOM ONE** 14' 10" x 10' 6" (4.52m x 3.2m) Having a double glazed bay window to the front elevation, a central heating radiator and space for wardrobes.

**BEDROOM TWO** 11' 10" x 11' 9" (3.61m x 3.58m) Benefiting from built in wardrobes, a double glazed window to the rear elevation and a central heating radiator.

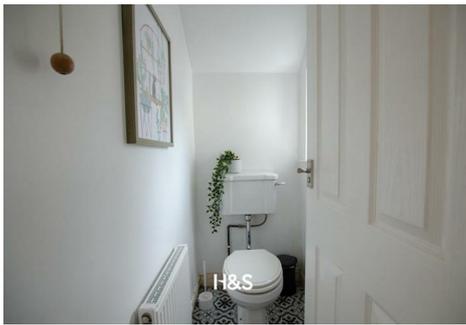
**BEDROOM THREE** 7' 2" x 6' 1" (2.18m x 1.85m) A double glazed window to the front elevation and a central heating radiator.

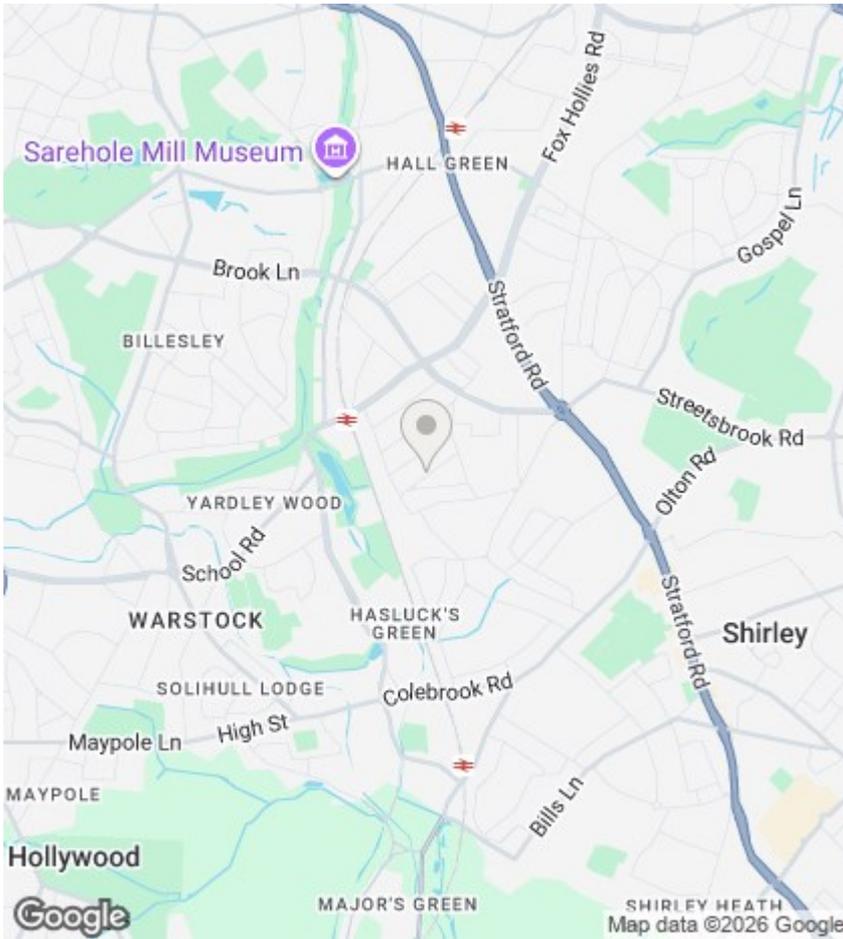
**WC** A double glazed window to the side elevation and a low level wc.

## OUTSIDE

**REAR GARDEN** A private rear garden being mainly laid to lawn with mature shrubs, a garden shed and fencing to the boundaries







## Directions

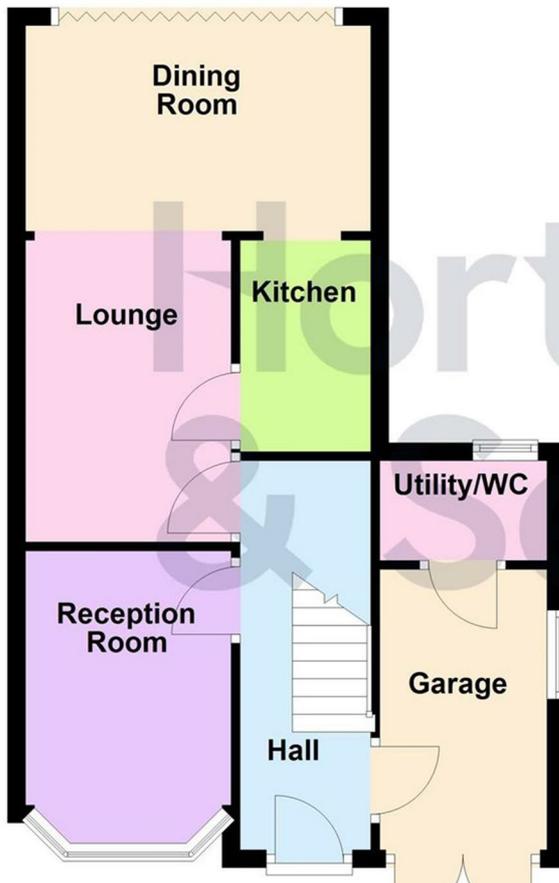
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Ground Floor



## First Floor

