



# **Blythsford Road**

Hall Green, Birmingham, B28 OUS

- A Well Presented Semi-Detached Family Home
- Two Double Bedrooms
- Extended Fitted Kitchen
- L Shaped Conservatory

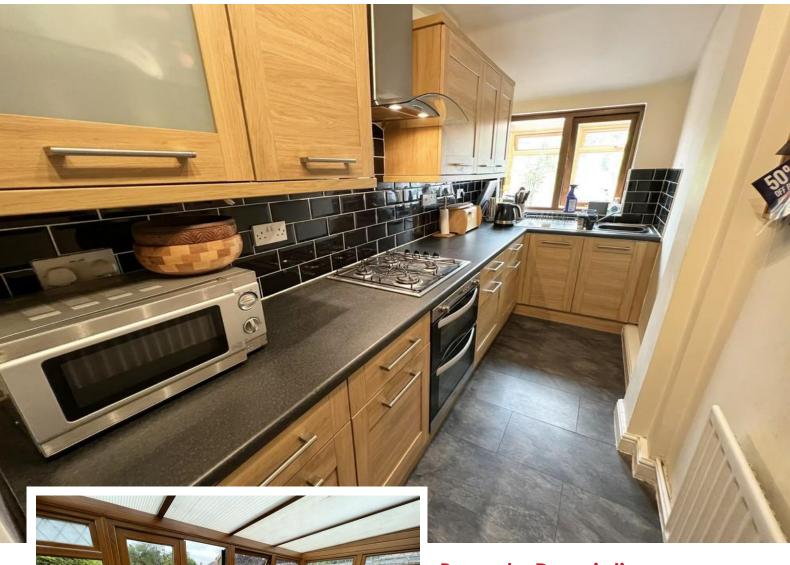
Offers In Region Of £265,000

EPC Rating - TBC

Current Council Tax Band - B







## **Property Description**

The property is set back from the road behind a block paved driveway providing off road parking with low level walls to side boundaries and steps rising to a UPVC double glazed door leading into

## **Enclosed Porch**

With double glazed side windows and a further UPVC double glazed door leading to

## **Entrance Hallway**

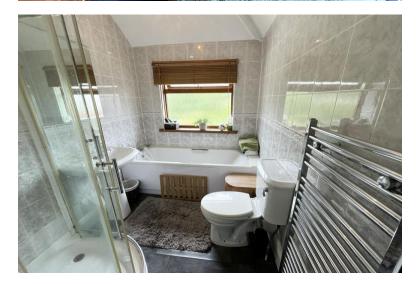
With an obscure UPVC double glazed window to side, ceiling light point, stairs leading to the first floor accommodation and door leading off to

**Through Lounge/Diner** 











#### **Lounge Area to Front**

13' 5" x 10' 5" (4.1m x 3.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, living flame gas fire with marble hearth and wooden surround and opening into

## **Dining Area**

10' 2" x 8' 10" (3.1m x 2.7m) With a wall mounted radiator, ceiling light point, door to kitchen and UPVC double glazed French doors leading to

## L Shaped Conservatory

12' 9" max x 12' 5" max (3.9m max x 3.8m max) With double glazed windows, polycarbonate roof, radiator, wall lighting, laminate flooring and double glazed French doors leading out to the rear garden

#### **Extended Fitted Kitchen to Rear**

17' 0" x 4' 11" (5.2m x 1.5m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Tiling to splash back areas, laminate flooring, radiator, ceiling light point, useful pantry, a UPVC double glazed window to the rear aspect and a UPVC obscure double glazed door to

#### Covered Side Passage

11' 1"  $\times$  3' 7" (3.4m  $\times$  1.1m) With a UPVC double glazed window to front, ceiling light point and door to

## Utility

7' 2" x 3' 11" (2.2m x 1.2m) With space and plumbing for washing machine, ceiling light point and wooden door to rear garden

## Landing

With ceiling light point, obscure double glazed window to side, radiator, loft hatch and doors leading off to

## **Bedroom One to Front**

14' 5" max x 14' 1" max (4.4m max x 4.3m max) With a UPVC double glazed bay window to front elevation, further UPVC double glazed window to front elevation, radiator and ceiling light point







#### Bedroom Two to Rear

10' 9"  $\times$  10' 5" (3.3m  $\times$  3.2m) With double glazed window to rear elevation, radiator and ceiling light point

## Family Bathroom to Rear

10' 2" x 5' 10" (3.1m x 1.8m) Being fitted with a modern white suite comprising of a panelled bath, separate corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, wall mounted gas central heating boiler, ceiling light point and an obscure double glazed window to the rear elevation

## Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, railway sleeper borders, mature shrubs and bushes and security lighting

#### **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. Current council tax band - B