



smarthomes

## Nayland Croft

Hall Green, Birmingham, B28 0QH

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Four Piece Family Bathroom

**£285,000**

EPC Rating TBC

Current Council Tax Band C







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed double doors leading into

### Enclosed Porch

With double glazed windows, tiled flooring and original door with feature glazing leading through to

### Entrance Hallway

With wall lighting, radiator, obscure windows to front, feature flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to





### **Reception Room One to Front**

14' 5" x 11' 1" (4.4m x 3.4m) With double glazed bay window to front elevation, radiator, wall lighting, wood effect flooring and coving to ceiling

### **Reception Room Two to Rear**

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed French doors leading out to the rear garden, radiator, ceiling light point, coving to ceiling and wood effect flooring



### **Kitchen to Rear**

8' 6" x 6' 6" (2.6m x 2.0m) Being fitted with a range of high gloss handle-less wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, space for cooker with glazed splashback and extractor over, space and plumbing for washing machine, ceiling light point, double glazed window to rear and UPVC double glazed door leading out to the rear garden



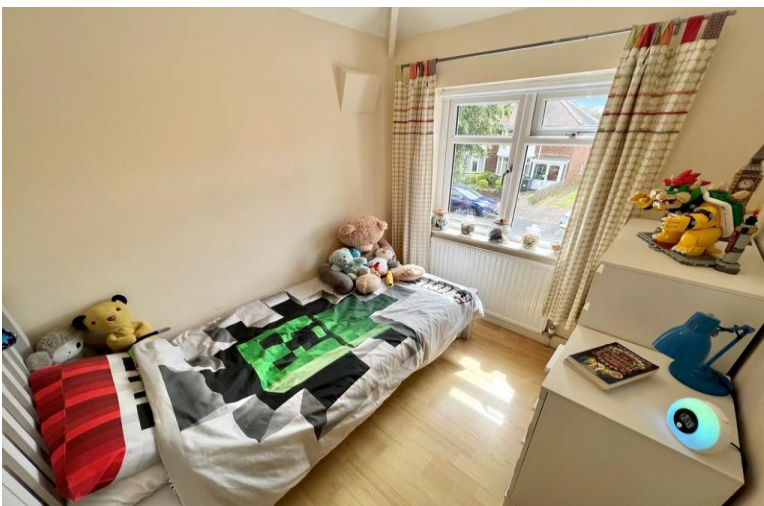
### **Accommodation on the First Floor**

#### **Landing**

With original obscure window to side, ceiling light point, loft access and doors leading off to

#### **Bedroom One to Front**

15' 1" x 10' 5" (4.6m x 3.2m) With double glazed bay window to front elevation, radiator, ceiling light point and wood effect flooring



#### **Bedroom Two to Rear**

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point and wood effect flooring

#### **Bedroom Three to Front**

7' 6" x 6' 6" (2.3m x 2.0m) With double glazed window to front elevation, radiator, ceiling light point and wood effect flooring



### Four Piece Family Bathroom to Rear

8' 2" x 6' 2" (2.5m x 1.9m) Being fitted with a four piece white suite comprising; tiled panelled bath with centralised mixer tap, low flush WC, wall mounted wash hand basin and corner shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to water prone areas, feature flooring, radiator and spot lights to ceiling

### Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, timber shed, gated side access and a variety of mature shrubs and bushes



### 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 – C.



316 Stratford Road  
Shirley  
Salihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.