



smarthomes



- A Handsome Double Fronted Semi-Detached Family Home
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Family Bathroom & Shower Room

Robin Hood Lane, Hall Green, Birmingham, B28 0EG

£485,000

A handsome double fronted semi-detached family home situated in a most convenient location. Offering accommodation comprising two spacious reception rooms, breakfast kitchen, utility area, guest W.C, four double bedrooms, modern family shower room, family bathroom & separate W.C, extensive South/Westerly facing rear garden, driveway parking and a large rear double garage offering superb potential for conversion to ancillary accommodation subject to planning consent. Council Tax Band – D. EPC Rating - 59



Property Description

The property is set back from the road behind a paved driveway providing off road parking with shrub borders and a composite double glazed door with matching double glazed side windows leading into

Entrance Hallway

With wall lighting, parquet style flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and original stripped timber doors leading off to

Spacious Dining Room to Front

17' 1" x 13' 3" (5.21m x 4.04m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and feature exposed brick fireplace with Oak over mantle





Spacious Enlarged Lounge to Rear

20' 9" x 16' 7" (6.32m x 5.05m) With UPVC double glazed French doors with matching side windows leading to rear garden, two further double glazed windows overlooking rear garden, two wall mounted radiators, two ceiling light points, two wall light points, feature plate rail, feature wooden fire surround with inset living flame gas fire and marble hearth and door to

Dual Aspect Breakfast Kitchen

26' 8" x 8' 7" (8.13m x 2.62m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over.

Freestanding Range style cooker, space and plumbing for dishwasher, tiling to splash back areas, laminate flooring, radiator, ceiling light points and spot lights, a double glazed window to the front aspect, three obscure UPVC double glazed windows to side elevation and timber door to

Utility Room

9' x 6' 8" (2.74m x 2.03m) With a double sink unit, wall mounted radiator, ceiling strip light, quarry tiled flooring, space and plumbing for washing machine, combination UPVC double glazed door and window to garden and door to guest W.C

Landing

With ceiling light point, obscure double glazed window to side, access to two loft spaces and doors leading off to

Bedroom One to Front

16' 11" x 13' 4" (5.16m x 4.06m) With double glazed bay window to front elevation, radiator, wall to wall fitted wardrobes with sliding doors and wall and ceiling light points

Bedroom Two to Rear

16' 7" x 10' 4" (5.05m x 3.15m) With double glazed window to rear elevation, wall to wall fitted wardrobes with sliding doors, radiator and two ceiling light points

Bedroom Three to Rear

13' x 9' 9" (3.96m x 2.97m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

13' 3" x 8' 10" max (4.04m x 2.69m max) With double glazed window to front elevation, radiator and ceiling light point

Modern Family Shower Room to Front

Being fitted with a modern suite comprising of a large walk in shower with Mira Excel thermostatic shower mixer and a pedestal wash hand basin with tiled splashback. Chrome heated towel rail, ceiling light point, stripped timber effect flooring and an obscure double glazed window to the front elevation

Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with mains fed shower over and a pedestal wash hand basin. Radiator, tiling to splash prone areas, wood effect flooring, built in airing cupboard, ceiling light point and an obscure double glazed window to the rear elevation

Separate W.C

With a white low flush W.C, wooden panelling to half height, wood effect flooring, obscure UPVC double glazed window to rear and a ceiling light point

Extensive South/Westerly Facing Rear Garden

Being mainly laid to lawn with a crazy paved patio areas, cold water tap, gated side access, panelled fencing to boundaries, well stocked shrub borders and courtesy door to

Brick Built Double Garage

With window to rear, up and over door for vehicular access via a rear service road and offering superb potential for conversion to ancillary accommodation subject to planning consent

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 - D





316 Stratford Road, Shirley,
Solithull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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