



smarthomes

York Road

Hall Green, Birmingham, B28 8LE

- A Well Presented End Terraced Property
- Three Bedrooms
- Two Reception Room
- No Upward Chain

£235,000

EPC Rating 65

Current Council Tax Band – B





Property Description

The property is set back from the road behind a block paved driveway providing off road parking and extending to hanging canopy porch with door leading into

Entrance Hallway

With stripped timber effect flooring, central heating radiator, obscure double glazed window to side, ceiling light point, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

13' 11" x 10' 8" (4.24m x 3.25m) With double glazed bay window to front elevation, bespoke storage to chimney recess, central heating radiator and ceiling light point



Reception Room Two to Rear

10' 8" x 15' 4" (3.25m x 4.67m) With double glazed sliding patio doors leading to the rear garden, feature fire surround with marble inset and stone effect electric fire, shelving to chimney recess, central heating radiator and ceiling light point



Extended Re-Fitted Kitchen

13' 9" x 5' 9" (4.19m x 1.75m) Being fitted with a range of wall units and matching base units with complementary work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, integrated wine rack, breakfast bar area, brushed stainless steel effect oven and four ring ceramic hob, plumbing for washing machine, central heating radiator, two ceiling light points, double glazed window to rear and obscure double glazed door leading out to side.



Accommodation On The First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch, over stairs store cupboard and doors leading off to

Bedroom One to Rear

14' 11" x 9' 11" (4.55m x 3.02m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Two to Front

11' 0" x 9' 10" (3.35m x 3m) With double glazed window to front elevation, central heating radiator and ceiling light point



Bedroom Three to Front

6' 10" x 8' 4" (2.08m x 2.54m) With double glazed window to front elevation, central heating radiator and ceiling light point



Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with shower over, with tiling to water prone areas and glazed screen, low flush WC and wash hand basin set into vanity unit with storage beneath, stripped timber effect flooring, central heating radiator, ceiling light point, obscure double glazed window to rear and feature tongue and groove panelling to half height set under decorative dado rail



Rear Garden

With paved patio area and courtesy gate to side leading to pre-fabricated garage with metal up and over door.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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 and 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.