



smarthomes

## Sleaford Grove

Hall Green, Birmingham, B28 9QR

- A Mid Terrace Property In A Cul-De-Sac Location
- Three Double Bedrooms
- Conservatory
- Low Maintenance South Facing Rear garden

**Offers Over £210,000**

EPC Rating - 51

Current Council Tax Band - A







## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to steps to canopy porch with exterior lighting and obscure double glazed composite door leading into



## Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and door leading into





### **Lounge to Front**

17' 0" x 11' 9" (5.2m x 3.6m) With double glazed bay window to front elevation, wood effect flooring, ceiling light point, coving to ceiling, radiator, contemporary inset gas fire, useful under-stairs storage cupboard and door leading through to



### **Kitchen**

9' 10" x 9' 10" (3.0m x 3.0m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces and matching backsplash, sink and drainer unit with mixer tap, four ring hob with extractor over, inset eye-level double oven and grill, space and plumbing for washing machine and dishwasher, ceiling light point, tiled flooring, two double glazed windows, glazed door to conservatory and door leading into



### **Ground Floor Family Bathroom**

9' 2" x 4' 3" (2.8m x 1.3m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, ladder style radiator, extractor and ceiling light point



### **Conservatory**

14' 5" x 9' 2" (4.4m x 2.8m) With double glazed windows, polycarbonate roof, tiled flooring, radiator and double glazed French doors leading out to the rear garden

### **Low Maintenance Southerly Facing Rear Garden**

Being paved for low maintenance with fencing to boundaries and a variety of mature shrubs, trees and bushes





## Accommodation on the First Floor

### Landing

With ceiling light point and doors leading off to

### Bedroom One to Rear

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window to rear elevation, radiator, wall mounted Zanussi boiler and ceiling light point

### Bedroom Two to Front

10' 5" x 10' 2" (3.2m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point

### Bedroom Three to Rear

9' 6" x 7' 6" (2.9m x 2.3m) With double glazed window to rear elevation, radiator and ceiling light point

### Useable Loft Space

16' 0" x 10' 9" (4.9m x 3.3m) With three Velux windows, wood panelling to walls and ceiling and wall lighting

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	