



smarthomes

## Baldwins Lane

Hall Green, Birmingham, B28 0QB

- A Well Presented Extended Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen

**Offers Over £275,000**

EPC Rating - 38

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a farmacadam driveway providing off road parking extending to UPVC double glazed door with matching window to side leading into

### Entrance Hallway

With central heating radiator, ceiling light point, stairs leading to the first floor accommodation, doors to useful under-stairs storage cupboard, exposed varnished timber floor and door to

### Reception Room One to Front

14' 3" (into bay) x 11' 0" (4.34m x 3.35m) With UPVC double glazed bay window to front elevation, central heating radiator, ceiling light point, pine panelling to half height with dado rails and picture rail, timber fire surround with hearth, back plate and inset open style fireplace.





### Extending Lounge to Rear

11' 0" x 17' 4" (3.35m x 5.28m) With sliding opening to kitchen and sliding double glazed doors giving access to the garden room, feature fire surround with hearth, back plate and coal effect Living Gas fire, coving to ceiling, dado rail and wall lights.

### Extended Kitchen

14' 5" x 6' 5" (max) (4.39m x 1.96m) Being fitted with floor and wall mounted units with complementary work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, UPVC double glazed window to the rear, built-in electric oven, ceramic hob with extractor over, space for dishwasher and fridge, central heating radiator and ceiling strip lights.



### Garden Room

16' 3" x 8' 6" (4.95m x 2.59m) Having ceramic tiled floor, single glazed roof and windows and single glazed doors leading out to the rear garden

### Accommodation On The First Floor

#### Landing

With obscure double glazed window to side, loft hatch and doors leading off to



#### Bedroom One to Front

14' 4" (into bay) x 9' 4" (into wardrobes) (4.37m x 2.84m) With double glazed bay window to the front elevation, central heating radiator, two fitted wardrobes and ceiling light point

#### Bedroom Two to Rear

11' 7" x 10' 8" (into wardrobe) (3.53m x 3.25m) With double glazed window to rear elevation, ceiling light point, full width fitted wardrobes with storage below and dressing table, laminate timber style flooring and picture rail.



#### Bedroom Three to Front

7' 3" x 6' 6" (2.21m x 1.98m) With double glazed window to front elevation, central heating radiator and ceiling light point



**Shower Room to Rear**

7' 8" x 5' 5" (2.34m x 1.65m) Being fitted with a white suite comprising of; corner shower enclosure with electric shower and double opening glazed doors, low flush WC and wash hand basin set into vanity unit with store below, chrome wall mounted heated towel rail, complementary tiling to walls, obscure double glazed window to rear and inset ceiling lights



**Rear Garden**

Being mainly laid to lawn with large paved patio area, having feature pond and foundation, mature plants and shrubs, two gardens sheds and one greenhouse

**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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
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.