



smarthomes

## Acheson Road

Hall Green, Birmingham, B28 0TU

- A Beautifully Presented Semi Detached property
- Three Bedrooms
- Through Lounge/Diner
- Modern Kitchen

**Offers Over £330,000**

EPC Rating - 56

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 composite door leading into

### Enclosed Porch

With tiled flooring, double glazed window, ceiling light and door leading through to

### Entrance Hallway

With two ceiling light points, central heating radiator, timber effect laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, built-in cupboard housing the electric meter and door leading to



### **Lounge /Dining Room**

26' 0" (max into bay) x 10' 0" (7.92m x 3.05m)  
With double glazed bay window to front elevation, two central heating radiators, double glazed French doors to the rear garden, timber effect laminate flooring and inset ceiling spot-lights



### **Kitchen to Rear**

12' 10" x 10' 6" (3.91m x 3.2m) Being fitted with a full range of modern white base and wall units with marble effect work surfaces over, sink and drainer unit with mixer tap, tiling to floor and splashback areas, integrated electric oven with gas hob and extractor hood, space for a fridge freezer, integrated slimline dishwasher, space for a washing machine, vertical central heating radiator, inset ceiling spot-lights and double glazed door with windows to either side giving access to the rear garden

### **Study to Side**

9' 3" x 4' 0" (2.82m x 1.22m) Having double glazed window to the front, central heating radiator, timber effect laminate flooring, ceiling light and concertina style door to



### **Shower Room to Side**

5' 3" x 4' 0" (1.6m x 1.22m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower over and double opening glazed doors, low flush WC and vanity wash hand basin with complementary tiling to walls, ceiling light point, Velux style roof light and wall mounted Baxi central heating boiler

### **Accommodation On The First Floor**

#### **Landing**

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



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

14' 0" (into bay) x 10' 2" (4.27m x 3.1m) With double glazed bay window to front elevation, fitted full height wardrobes with sliding doors, central heating radiator and ceiling light point



### Bedroom Two to Rear

14' 2" (into bay) x 10' 0" (4.32m x 3.05m) With double glazed window to rear elevation, central heating radiator, ceiling light point and fitted wardrobes

### Bedroom Three to Rear

8' 8" x 7' 11" (2.64m x 2.41m) With double glazed window to rear elevation, central radiator and ceiling light point

### Family Bathroom to Front

8' 0" x 5' 8" (2.44m x 1.73m) Being fitted with a three piece white suite comprising; oversized walk-in shower enclosure with thermostatic shower over, low flush WC and vanity wash hand basin, tiling to walls, tiled flooring, obscure double glazed window to front, chrome heated towel rail, extractor fan and ceiling light



### Rear Garden

Being mainly laid to lawn with paved patio and fencing to boundaries

### 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 - C



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>		78
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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 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.