



smarthomes

Tixall Road

Hall Green, Birmingham, B28 0RT

- An Extended Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen

£385,000

EPC Rating - 51

Current Council Tax Band - E





Property Description

The property is set back from the road behind a block paved driveway providing generous off road parking extending to gated side access, up and over garage door, exterior lighting and composite double doors leading into

Enclosed Porch

With parquet wooden flooring and obscure glazed double doors leading through to

Entrance Hallway

With ceiling light point, radiator, parquet flooring, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboards and doors leading off to



Dining Room to Front

13' 1" x 10' 5" (4.0m x 3.2m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and wall mounted electric fire

Extended Lounge to Rear

18' 8" x 10' 5" (5.7m x 3.2m) With double glazed French doors leading out to the rear garden, wall lighting, two radiators, ceiling light point and wall lighting

Extended Breakfast Kitchen to Rear

14' 9" x 9' 6" (4.5m x 2.9m) Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, double sink and drainer unit with mixer tap, tiling to splashback areas, six ring Rangemaster cooker with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge freezer, vertical radiator, ceiling light points, double glazed window to rear and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With loft access, wall lighting, useful storage cupboards, obscure double glazed window to front and doors leading off to



Bedroom One to Front

12' 9" x 10' 5" (3.9m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

8' 6" x 14' 1" (2.6m x 4.3m) With double glazed window to rear elevation, radiator, two ceiling light points and a range of fitted furniture

Bedroom Three to Rear

9' 6" x 7' 2" (2.9m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point





Bathroom to Rear

7' 6" x 8' 2" (2.3m x 2.5m) Being fitted with a corner panelled bath, pedestal wash hand basin and shower cubicle with electric shower, tiling to walls, obscure double glazed window to rear, radiator, useful airing cupboard and ceiling light point

Separate WC

With obscure double glazed window to front, low flush WC, radiator and ceiling light point

Westerly Facing Rear Garden

Having a raised paved patio, decked terrace and steps leading down to lawned area with two timber potting sheds, fencing to boundaries, a variety of mature shrubs, trees and bushes, gated side access, paved pathway and gardeners WC

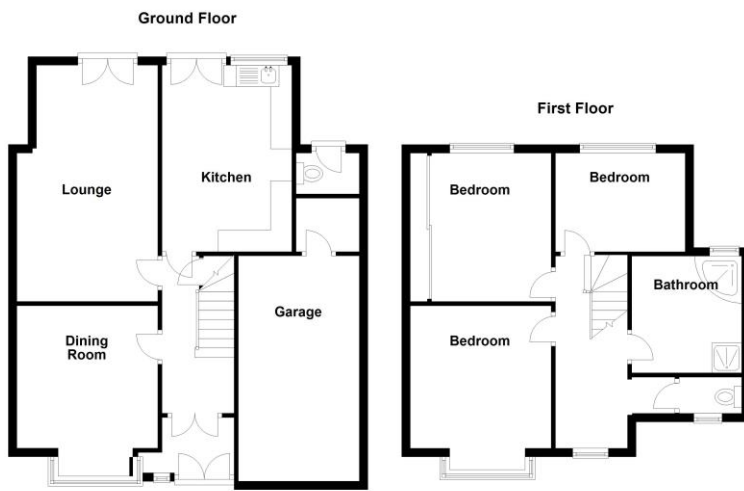


Garage

16' 0" x 7' 2" (4.9m x 2.2m) With metal up and over garage door to driveway, ceiling light point and wall mounted Worcester Bosch boiler and access to further storage area

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 Nigel Hodges. Current council tax band - E



Total area: approx. 120.6 sq. metres (1297.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	51	
(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 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.