



smarthomes

Edenbridge Road

Hall Green, Birmingham, B28 8PS

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Open Plan Lounge Diner & Modern Kitchen
- South Facing Rear Garden

£290,000

EPC Rating 59

Current Council Tax Band C





Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, lighting and hardwood door with glazed inserts leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading into



Open Plan Lounge Diner

27' 6" x 11' 5" (8.4m x 3.5m) With double glazed bay window to front elevation, two radiators, two ceiling light points, coving to ceiling, double glazed windows incorporating French doors leading out to the South facing rear garden and being open plan to



Modern Kitchen to Rear

8' 10" x 7' 2" (2.7m x 2.2m) Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for dishwasher, space for fridge freezer, ceiling light point, double glazed window and UPVC double glazed door leading into



Utility Area

7' 6" x 5' 10" (2.3m x 1.8m) With glazed door and windows to rear garden, laminate work surface, space and plumbing for washing machine and tumble dryer, space for fridge freezer, wall lighting and tap

Accommodation on the First Floor

Landing

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

Bedroom One to Front

15' 1" x 10' 9" (4.6m x 3.3m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

11' 9" x 9' 2" (3.6m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point and a range of built-in wardrobes



Bedroom Three to Front

8' 2" x 6' 2" (2.5m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with aqua-panelling to walls, cupboard housing Worcester boiler, obscure double glazed window to rear, ladder style radiator and ceiling light point

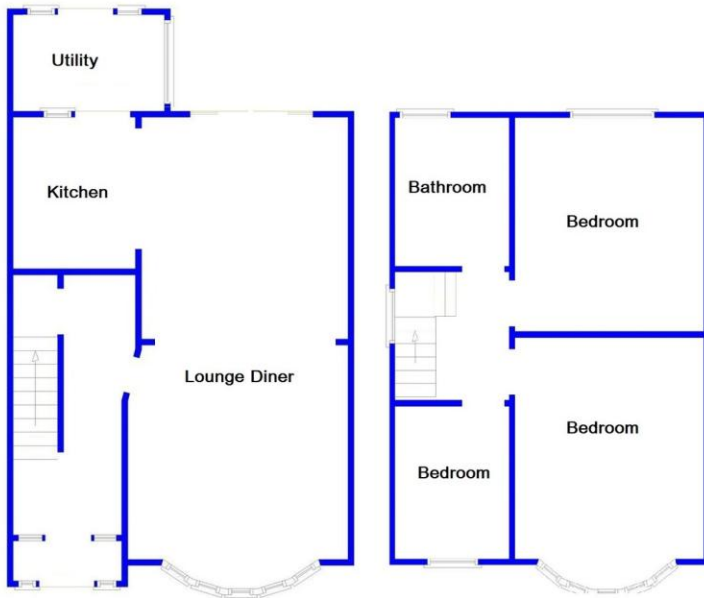


South Facing Rear Garden

Being mainly laid to lawn with paved patio, gated side access, fencing to boundaries, timber potting shed and a variety of mature shrubs and bushes

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 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
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 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.