



smarthomes

Watwood Road

Hall Green, Birmingham, B28 0TN

- An Extended & Well Maintained Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Generous South East Facing Rear Garden With Double Garage

Offers Over

£285,000

EPC Rating 67

Current Council Tax Band C





Property Description

This extended & beautifully maintained characterful family home has been lovingly owned by the current vendors for 64 years. Viewing is essential to appreciate the spacious accommodation comprising of; three double bedrooms, dining room, extended lounge, guest WC, extended kitchen, conservatory, family shower room, utility, double garage to rear and generous landscaped South East facing rear garden

The property is set back from this tree lined road behind a shrubbery fore garden with paved steps leading down to a UPVC obscure double glazed door leading through to

Spacious Entrance Hallway

With wall lighting, radiator, dado rail, coving to ceiling, door to guest WC, stairs leading to the first floor accommodation and doors leading off to



Dining Room to Front

13' 5" x 10' 2" (4.1m x 3.1m) With double glazed bay window to front elevation, ceiling light point, radiator, useful storage cupboards and open iron fireplace with tiled hearth and wooden surround

Extended Lounge to Rear

18' 8" x 10' 2" (5.7m x 3.1m) With double glazed windows incorporating French doors leading directly onto patio overlooking the South East facing secluded landscaped rear garden, ceiling light point, radiator, coving to ceiling, wooden panelling and open iron fireplace with marble hearth



Guest WC

With low flush WC, pedestal wash hand basin, wooden panelling with picture rail, extractor, ceiling light point and radiator

Extended L-Shaped Kitchen to Rear

20' 4" x 10' 2" (6.2m x 3.1m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, integrated dishwasher, space for fridge freezer, radiator, two ceiling light points, double glazed sliding patio doors leading through to conservatory, wood effect flooring and door to



Utility Area

With space and plumbing for washing machine and tumble dryer, polycarbonate roof, wall mounted Worcester Bosch boiler, tiled flooring and fitted shelving

Conservatory

9' 6" x 7' 10" (2.9m x 2.4m) With double glazed windows, polycarbonate roof, tiled flooring, power points and double glazed French doors leading directly onto patio



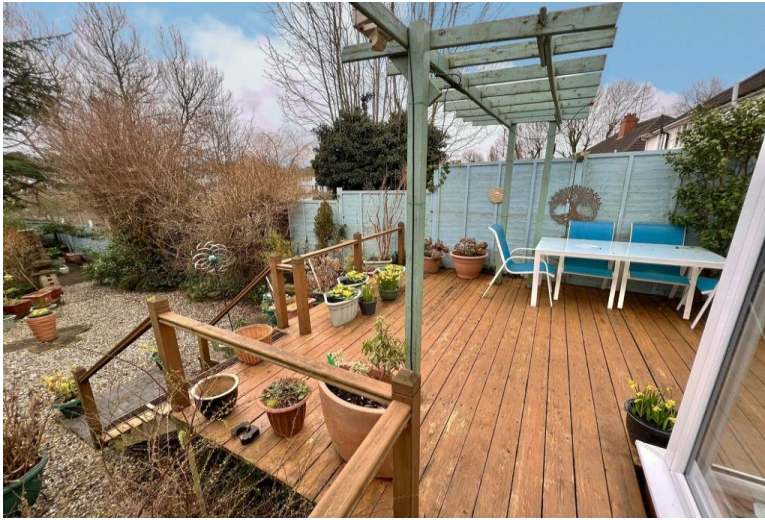
Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft access and re-conditioned doors leading off to

Bedroom One to Front

13' 9" x 7' 10" (4.2m x 2.4m) With double glazed bay window to front elevation, radiator, two ceiling light points and a range of fitted wardrobes



Bedroom Two to Rear

11' 1" x 9' 2" (3.4m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point, original iron fireplace and double doors to fitted linen cupboard

Bedroom Three to Front

10' 5" x 9' 6" (3.2m x 2.9m) With double glazed window to front elevation, radiator, walk-in wardrobe and ceiling light point

Family Shower Room to Rear

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising of; corner shower cubicle with electric shower, low flush WC and vanity wash hand basin with complementary tiling to walls, obscure double glazed window to radiator, radiator, extractor and ceiling light points

Generous Landscaped South East Facing Rear Garden

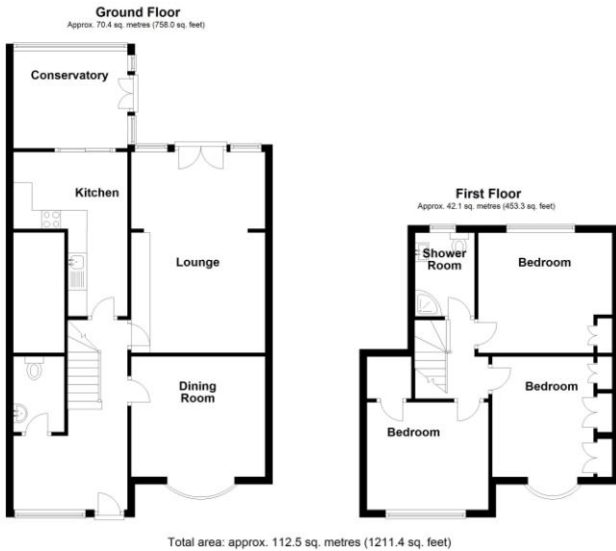
Having a large decked patio ideal for entertaining and steps down to an easily maintained gravelled area, fencing to boundaries, a mature variety of pleasant flowering shrubbery borders, trees and bushes, paved terrace giving access to timber shed and double garage to rear

Double Garage to Rear

Being accessed via secure gated rear service road with ceiling light point, power points, window and electrically operated door

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 vendor. Current council tax band - C



Total area: approx. 112.5 sq. metres (1211.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(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 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.