



smarthomes

Egginton Road

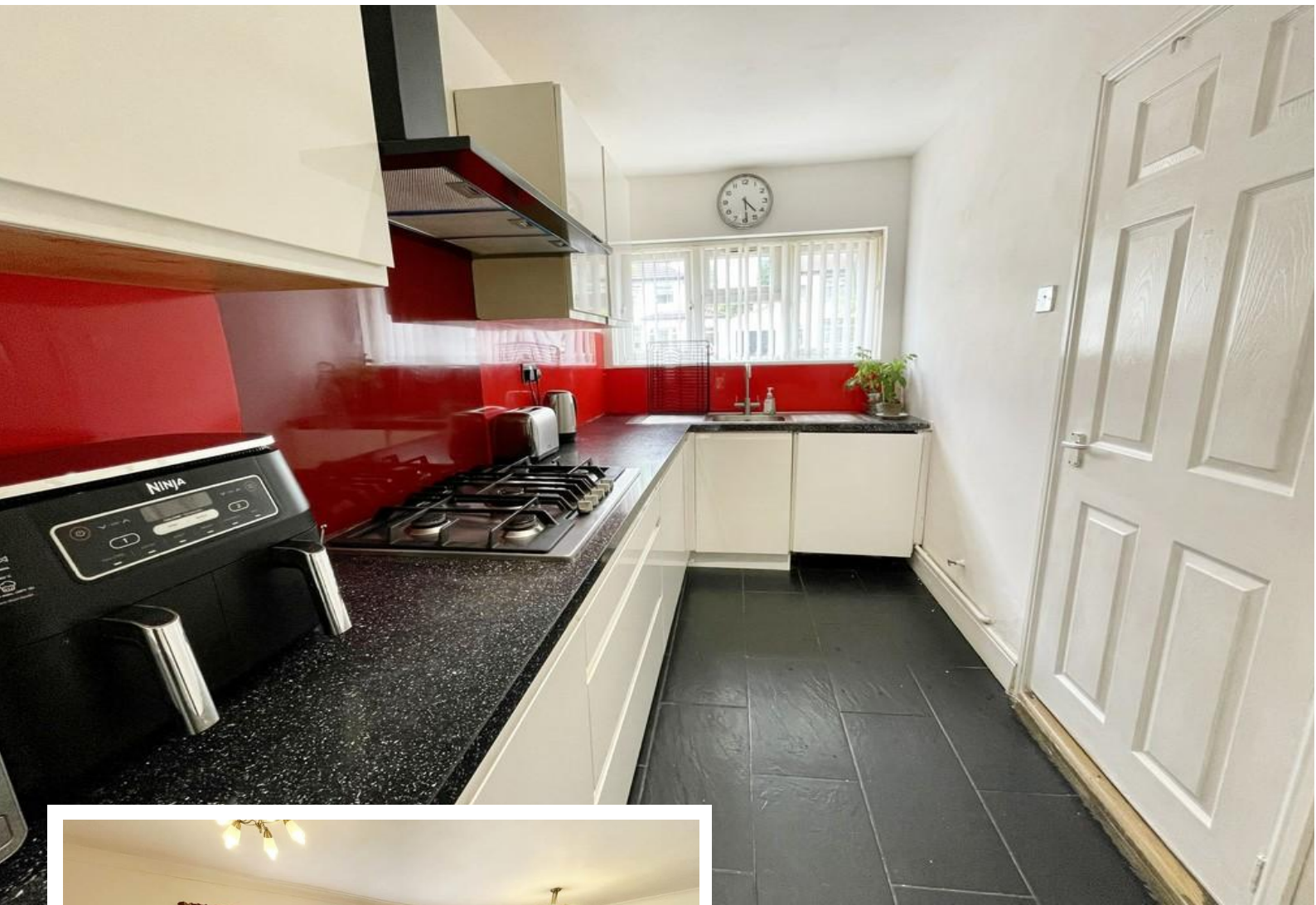
Hall Green, Birmingham, B28 0LY

- An Extended Semi-Detached Family Home
- Four Good Size Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

OIRO £400,000

EPC Rating '54'
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 a UPVC double glazed door leading into

Porch

With a UPVC double glazed window to front, tiled floor and an obscure double glazed door to

Entrance Hallway

With ceiling spot lights, laminate flooring, radiator, stairs leading to the first floor accommodation and door leading off to

Sitting Room to Front

10' 10" x 10' 4" (3.3m x 3.15m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator, ceiling light point and a feature electric fire set within a marble effect hearth and backdrop with decorative mantle



Extended Open Plan Living/Dining Room to Rear
 23' 3" max x 19' 10" max (7.09m max x 6.05m max)
 Being L shaped with UPVC double glazed sliding doors leading to rear garden, wall mounted radiators, ceiling light points and a feature electric fire with a tiled hearth and backdrop and wooden mantle



Re-Fitted Kitchen to Front
 15' 6" x 5' 10" (4.72m x 1.78m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Built in double oven and grill, tiling to floor, ceiling light point, a double glazed window to the front aspect and door to lobby with a door leading to the rear garden



Utility Area
 With space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, tiling to splash back area and floor, a ceiling spot light and door to

Guest W.C
 Being fitted with a suite comprising a low flush W.C and vanity wash hand basin. Tiling to splash back areas and floor, ceiling spot lights and a large under stairs storage cupboard



First Floor Landing
 With a double glazed window to front, stairs rising to second floor, ceiling spot lights, radiator and door to

Bedroom Two to Rear
 11' 10" x 10' 5" (3.61m x 3.18m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

Bedroom Three to Front
 10' 10" x 10' 6" (3.3m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Four to Front
 13' 3" x 5' 11" (4.04m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with centralised taps, floating wash hand basin, large walk in shower enclosure and a low flush W.C. Heated towel rail, tiling to splash prone areas, laminate flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

Second Floor Landing

With door to

Master Bedroom

11' 11" x 8' 7" (3.63m x 2.62m) With some restricted head height, Velux roof windows to front and rear, fitted wardrobes, large built in storage cupboard, ceiling spot lights and door to

En-Suite W.C

Being fitted with a modern white suite comprising a low flush W.C and wall mounted wash hand basin. Tiling to splash back areas and floor and ceiling light point

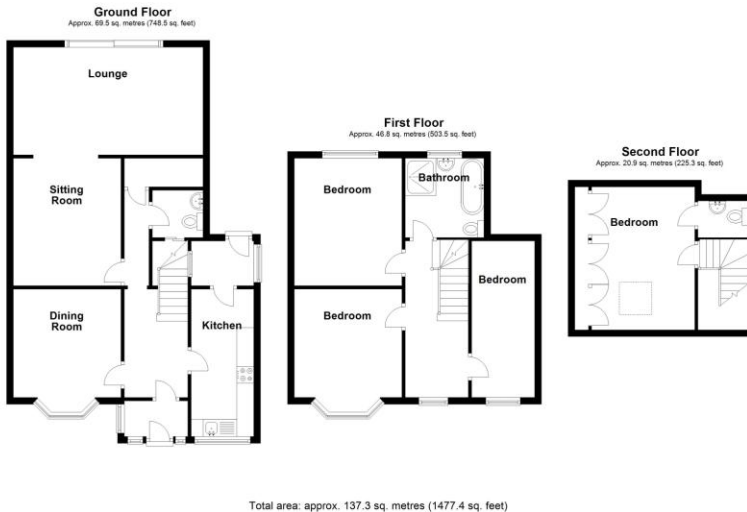
Private Rear Garden

Being mainly laid to lawn with a large paved patio area, panelled fencing to boundaries, timber storage shed with power and light points and adjacent timber built summer house



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	54	
(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. 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/tenants are advised to recheck the measurements