



smarthomes

Newborough Road

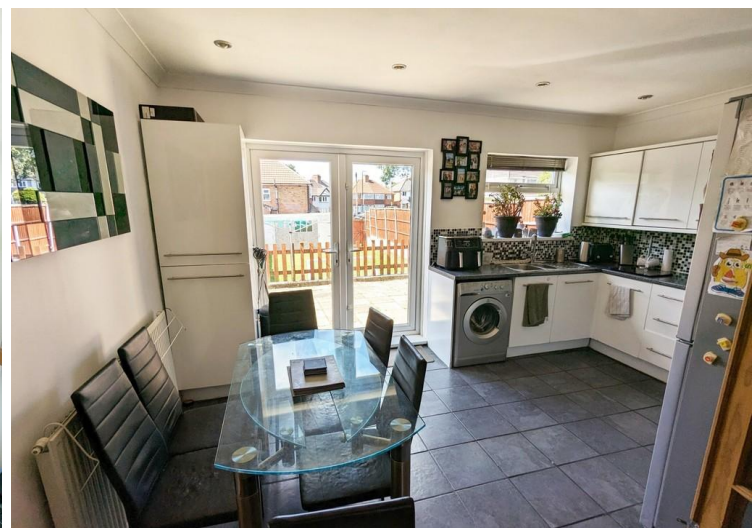
Hall Green, Birmingham, B28 0UU

- A Well Presented Three Bedroom Semi Detached Property
- Dining Kitchen, Home Office & Lounge
- Family Bathroom & Ground Floor Shower Room
- South West Facing Rear Garden With Double Garage To Rear

£300,000

EPC Rating 70

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 UPVC double glazed double doors leading into

Enclosed Porch

With double glazed windows, tiled flooring and UPVC double glazed door leading through to

Entrance Hallway

With ceiling light points, radiator, wood effect flooring, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

22' 10" into bay x 9' 11" (6.96m x 3.02m) With double glazed bay window to front elevation, coving to ceiling, radiator, ceiling light points, wood effect flooring, wall mounted gas fire and folding glazed doors leading through to



Dining Kitchen to Rear

15' 3" max x 13' 2" max (4.65m x 4.01m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor canopy over, space and plumbing for washing machine, space for fridge freezer, radiator, spot lights to ceiling, tiled flooring, coving to ceiling, double glazed window to rear, door to hallway and double glazed French doors leading out to the rear garden



Inner Lobby

4' 2" x 6' 0" (1.27m x 1.83m) With door to

Ground Floor Shower Room to Rear

9' 5" x 4' 0" (2.87m x 1.22m) Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic rainfall shower, WC with enclosed cistern and vanity wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling



Home Office/Study to Front

4' 2" x 13' 0" (1.27m x 3.96m) With double glazed window to front, wood effect flooring, radiator, coving to ceiling and ceiling spot lights

Accommodation on the First Floor

Landing

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

Bedroom One to Front

12' 4" into bay x 9' 11" (3.76m x 3.02m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point



Bedroom Two to Rear

11' 11" into bay x 9' 5" (3.63m x 2.87m) With double glazed bay window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

5' 5" x 6' 6" (1.65m x 1.98m) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Rear

Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower, additional shower attachment and glazed screen, WC with enclosed cistern and vanity wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and access to double garage to rear

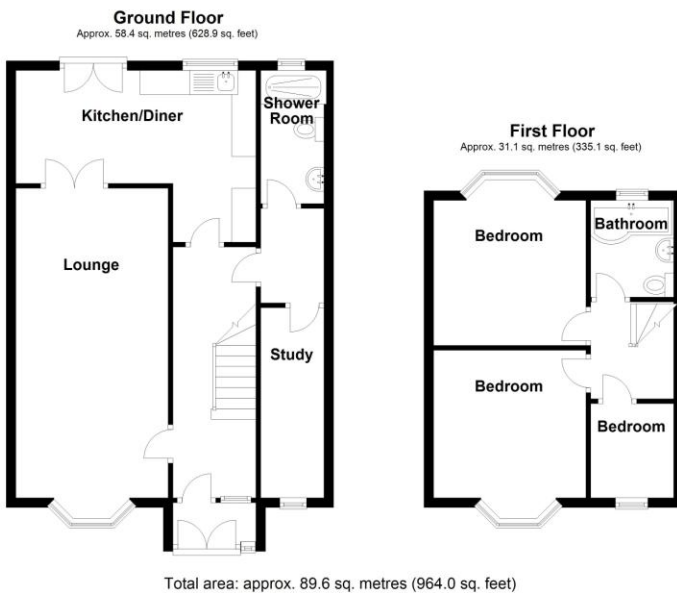


Double Garage

16' 5" x 15' 10" (5m x 4.83m) With two up and over garage doors to service road to side, window and door to rear garden and additional storage area with separate access to rear garden

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(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.