



smarthomes

## Sandgate Road

Hall Green, Birmingham, B28 0UL

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Extended & Re-Fitted Kitchen
- Generous Rear Garden

**£275,000**

EPC Rating 60

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 door to covered side passage and canopy porch with UPVC obscure double glazed front door leading through to

## Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wood effect flooring and doors leading off to



### **Lounge Diner**

24' 3" x 10' 0" (7.39m x 3.05m) With double glazed bay window to front elevation, double glazed bay incorporating French doors leading out to the rear garden, two ceiling light points, wood effect flooring and two radiators



### **Extended Kitchen to Rear**

16' 5" x 7' 3" (5m x 2.21m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, double sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge, freezer and cooker with splashback, contemporary radiator, ceiling light points, wall mounted Ariston boiler, double glazed window to rear, wood effect flooring and door leading into

### **Covered Side Passage**

24' 0" x 3' 4" (7.32m x 1.02m) With doors to driveway and rear garden



### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, double glazed window to side, loft hatch with pull down ladder to boarded and carpeted loft space and doors leading off to

#### **Bedroom One to Front**

11' 11" x 10' 0" (3.63m x 3.05m) With double glazed bay window to front elevation, vertical radiator, ceiling light point and wood effect flooring



#### **Bedroom Two to Rear**

10' 0" x 12' 0" (3.05m x 3.66m) With double glazed bay window to rear elevation, vertical radiator, wood effect flooring and ceiling light point

#### **Bedroom Three to Front**

7' 4" x 5' 8" (2.24m x 1.73m) With double glazed window to front elevation, radiator and ceiling light point



### Family Bathroom to Rear

5' 10" x 5' 4" (1.78m x 1.63m) Being fitted with a three piece suite comprising; panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, radiator and ceiling light point

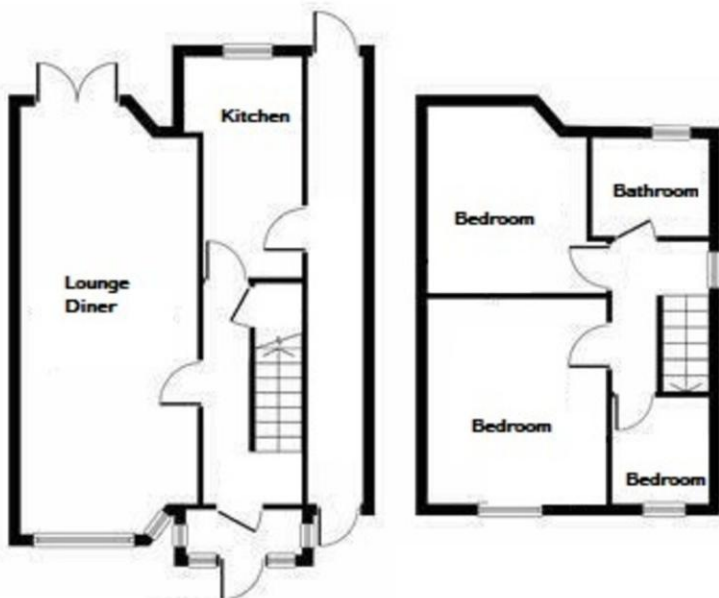
### Generous Rear Garden

Being mainly laid to lawn with paved patio, stepping stone pathway, paved terrace to rear, fencing to boundaries, shaped borders with a variety of mature shrubs, trees and bushes and access to garage to rear



### 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 vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	80	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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