



smarthomes

## Scribers Lane

Hall Green, Birmingham, B28 0PW

- An Extended & Well Maintained Semi Detached Property
- Three Bedrooms
- Lounge Diner
- Extended Breakfast Kitchen

**£250,000**

EPC Rating 53

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 door to side passage and UPVC double glazed door leading into

### Enclosed Porch

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

### Entrance Hallway

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





### Lounge Diner to Front

24' 7" x 11' 9" (7.5m x 3.6m) With double glazed bay window to front elevation, two radiators, two ceiling light points, electric fireplace with stone hearth and surround and double glazed sliding patio doors leading into

### Garden Room

9' 10" x 5' 10" (3.0m x 1.8m) With double glazed windows, UPVC double glazed door leading out to the rear garden, power points and wall lighting



### Extended Breakfast Kitchen to Rear

17' 0" x 7' 2" (5.2m x 2.2m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, breakfast bar seating area, space for cooker, integrated dishwasher, space for fridge freezer, radiator, two ceiling light points, wood effect flooring, double glazed windows to side and rear elevations and double glazed door leading into



### Covered Side Passage

4' 7" x 24' 11" (1.4m x 7.6m) With wooden door to driveway, polycarbonate roof, ceiling light point, cold water tap, space and plumbing for washing machine and part glazed door leading out to the rear garden

### Accommodation on the First Floor

#### Landing

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



#### Bedroom One to Front

13' 5" x 11' 9" (4.1m x 3.6m) With double glazed bay window to front elevation, radiator and ceiling light point

#### Bedroom Two to Rear

10' 9" x 10' 2" (3.3m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Rear

7' 10" x 7' 10" (2.4m x 2.4m) With double glazed window to rear elevation, radiator, ceiling light point and wall mounted Worcester Bosch boiler

### Separate WC

With obscure double glazed window to side elevation, ceiling light point, low flush WC, wood effect flooring and tiling to half height

### Family Bathroom to Front

6' 2" x 6' 2" (1.9m x 1.9m) Being fitted with a panelled bath with electric shower over and glazed screen and vanity wash hand basin with tiling to walls and floor, obscure double glazed window to front, radiator and ceiling light point

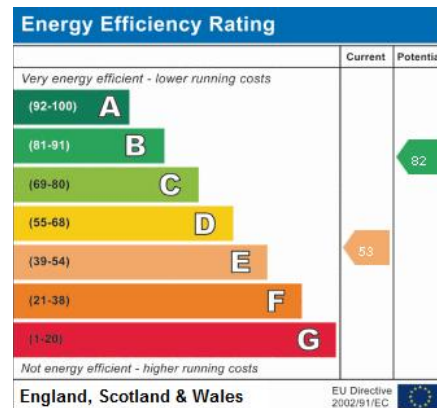


### Delightful Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, paved terrace to rear, fencing to boundaries and a variety of mature shrubs, trees 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 advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



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