



smarthomes

## Bibury Road

Hall Green, Birmingham, B28 0HQ

- An Extremely Well Presented & Extended Semi Detached
- Three Bedrooms
- Large South Facing Rear Garden
- No Upward Chain

**Offers Over £350,000**

EPC Rating 49

Current Council Tax Band - D





## Property Description

The property is set back from the road behind a tarmac paved driveway with block paved borders providing off road parking. Access is gained via a single glazed door with matching windows to side leading into

### Enclosed Porch

With flagstone flooring, hardwood door with feature leaded single glazed insert and matching window to side leading through to

### Entrance Hallway

With ceiling light point, central heating radiator, cloaks cupboard housing the electric consumer board, stairs leading to the first floor accommodation and doors leading off to

### Dining Room to Front

15' 5" (into bay) x 10' 5" (4.7m x 3.2m) With double glazed bay window to front elevation, central heating radiator and ceiling light point



### **Extended Lounge to Rear**

25' 3" x 10' 9" (7.7m x 3.3m) With two ceiling light points, central heating radiator, Living Flame gas fire, double glazed windows to rear and double glazed patio doors leading out to rear terrace

### **Kitchen to Rear**

14' 5" x 7' 10" (4.4m x 2.4m) Being fitted with a range of white wall, drawer and base units with complementary work surfaces over incorporating sink and drainer unit, space for gas cooker, stainless steel splash back, under-counter fridge, plumbing for dishwasher, central heating radiator, ceiling downlighters, useful pantry, double glazed window to the rear and door through to



### **Utility Room**

18' 4" x 6' 6" (5.6m x 2.0m) With double glazed door to rear elevation, two ceiling lights, range of wall and base units with work surface over, space for under counter freezer, space for a fridge freezer, wall mounted Worcester Bosch central heating boiler, plumbing for a washing machine, space for a tumble dryer and door through to

### **Guest WC**

With low flush WC, pedestal wash hand basin with tiling to splash prone areas, obscure double glazed window to rear, electric towel rail, ceiling downlighters, electric wall heater and extractor.



### **Garage**

15' 5" x 8' 2" (4.7m x 2.5m) With metal up-and-over door and ceiling light.

## **Accommodation On The First Floor**

### **Landing**

With hardwood framed single glazed window to side, useful storage cupboard, wall lighting, loft hatch and doors leading off to

### **Bedroom One to Rear**

15' 1" (into bay) x 11' 5" (4.6m x 3.5m) With hardwood framed double glazed bay window to rear elevation, built-in wardrobes with over ceiling storage cupboards, central heating radiator and ceiling light point

### **Bedroom Two to Front**

16' 0" (into bay) x 10' 9" (4.9m x 3.3m) With double glazed bay window to front elevation, central heating radiator and two ceiling lights





**Bedroom Three to Front**

8' 10" x 6' 10" (2.7m x 2.1m) With hardwood framed double glazed window to front elevation, central heating radiator, ceiling light point, wall lighting and storage area.

**Separate WC**

With hardwood framed single glazed obscure window to side, low level flush WC, half height tiling and ceiling light

**Family Bathroom to Rear**

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a panelled bath, wash hand basin with mixer tap set into vanity unit, complementary tiling to splash back areas, airing cupboard, hardwood framed obscure double glazed window to rear, ladder style central heating radiator, down lighter and ceiling lights

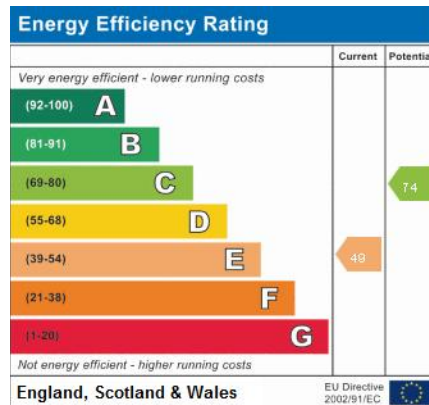
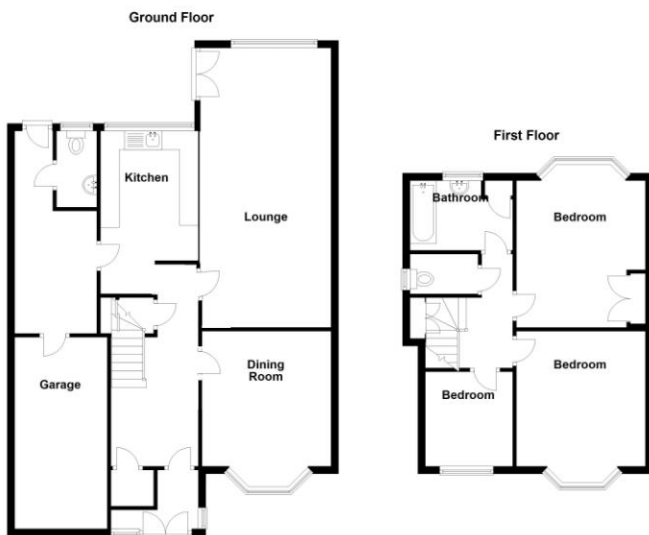
**Large South Facing Rear Garden**

The rear garden is approximately 160 to 180 ft in length and is mainly laid to lawn with hedgerow borders and a variety of mature shrubs and bushes. To the rear of the garden there is a timber framed shed, pond, glass greenhouse and timber framed work shop with electricity

The property also benefits from Full Fibre Broadband

**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 - D



316 Stratford Road  
Shirley  
Soliuhull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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