



smarthomes

Newborough Grove

Hall Green, Birmingham, B28 0UX

- An Extremely Well Presented Semi Detached Property
- Three Bedrooms
- Through Lounge Diner
- Kitchen

£280,000

EPC Rating TBC

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 double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, ceiling light and further double glazed door with obscure insert leading through to

Entrance Hallway

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



Through Lounge Diner

26' 2" x 9' 10" (max) (8.0m x 3.0m) With double glazed half bay window to front elevation and double glazed French doors to the rear with matching windows to either side, two central heating radiators, two ceiling light points, wall lighting and Living Flame gas fire with marble hearth, inlay and wooden surround.



Kitchen to Rear

10' 5" x 6' 10" (3.2m x 2.1 m) Being fitted with a range of wall, drawer and base units with wood effect work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel extractor over, Zanussi eye level double oven and grill, plumbing for washing machine, space for a tumble dryer, space for under counter fridge and freezer, tiling to floor, central heating radiator, spot lights to ceiling, electric consumer board, cupboard housing the Worcester Bosch central heating boiler, double glazed window to side elevation and obscure double glazed door leading out to the rear garden



Accommodation On The First Floor

Landing

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

Bedroom One to Rear

13' 1" (into half bay) x 9' 10" (4.0m x 3.0m) With double glazed half bay window to rear elevation, central heating radiator and ceiling light point



Bedroom Two to Front

13' 1" x 8' 2" (4.0m x 2.5m) With double glazed half bay window to front elevation, central heating radiator and ceiling light point



Bedroom Three to Front

6' 10" x 6' 6" (2.1m x 2.0m) With double glazed window to front elevation, central heating radiator and ceiling light point

Shower Room to Rear

6' 10" x 5' 2" (2.1m x 1.6m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower over, low flush WC and pedestal wash hand basin with mixer tap, central heating radiators, down-lighters to ceiling, complementary tiling to walls and floor, extractor and obscure double glazed window to rear.

Southerly Facing Rear Garden

Being mainly laid to lawn with block paved patio, timber framed shed, fencing to boundaries and a variety of mature shrubs

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 Nigel Hodges. Current council tax band - C

