



smarthomes

Scribers Lane

Hall Green, Birmingham, B28 0NY

- An Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

Offers Over £320,000

EPC Rating - D

Current Council Tax Band - D





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking with a laid lawn area to side, low level hedging to side boundaries and UPVC double glazed doors leading into

Porch

With tiled flooring and a single glazed wooden door with matching side windows leading into

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 to Front

15' 5" x 11' 5" (4.7m x 3.5m) With double glazed bay window to front elevation, wall mounted radiator, ceiling light point and an electric fire

Dining Room to Rear

11' 5" x 10' 5" (3.5m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point and an electric fire with wooden surround and marble hearth



Extended Breakfast Kitchen

17' 4" x 8' 2" (5.3m x 2.5m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, integrated fridge, tiling to splash back areas and floor, wooden panelling, radiator, ceiling light points, UPVC double glazed door to rear garden and double glazed windows to the side and rear aspects



Landing

With ceiling light point and doors leading off to

Bedroom One to Front

12' 9" x 11' 5" (3.9m x 3.5m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

11' 5" x 10' 5" (3.5m x 3.2m) With double glazed window to rear elevation, built in cupboards, radiator and ceiling light point

Bedroom Three to Front

9' 10" x 6' 2" (3m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point



Family Shower Room to Rear

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, loft access, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Extensive Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, planted shrubs and bushes, gated access to property frontage, cold water tap and wooden door to gardeners W.C

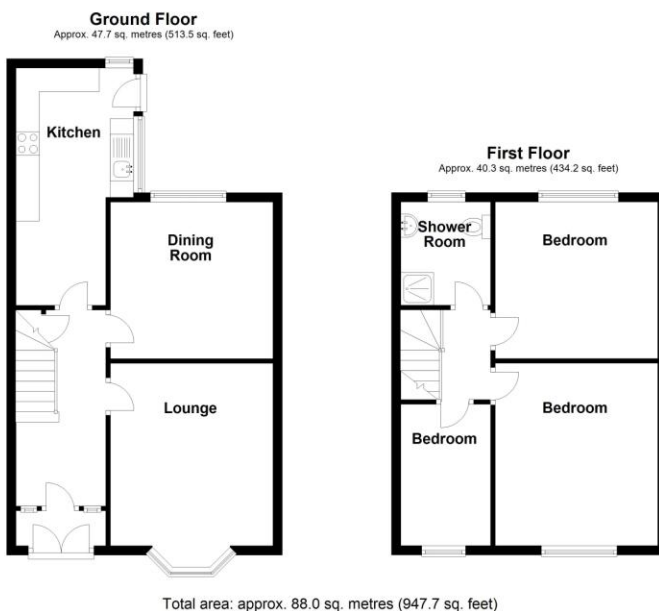


Garage

14' 1" x 9' 2" (4.3m x 2.8m) With an up and over door leading to property frontage and single glazed window to side

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(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.