



smarthomes

Glaisdale Road

Hall Green, Birmingham, B28 8PX

- An Extremely Well Presented Semi Detached Property
- Three Bedrooms
- Open Plan Kitchen Diner
- Conservatory

£290,000

EPC Rating 52

Current Council Tax Band – C





Property Description

The property is set back from the road behind a tarmacadam driveway providing off road parking extending to double glazed door leading into

Enclosed Porch

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

Entrance Hallway

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

Lounge to Front

15' 1" (into bay) x 10' 9" (4.6m x 3.3m) With double glazed bay window to front elevation, central heating radiator, ceiling light point, TV aerial point, living flame gas fire with marble hearth, inlay and wooden surround.



Open Plan Kitchen/Diner

17' 8" x 12' 5" (5.4m x 3.8m) Being fitted with a range of wall, drawer and base units with complementary work surfaces over, sink and drainer unit with mixer tap with tiling to splashback areas, space for a gas oven and hob with stainless steel extractor over, space for under counter fridge, integrated dishwasher, cupboard housing the Worcester Bosch central heating boiler, ceiling downlights and double glazed window to the rear

Dining Area

Having built-in cupboards, feature vertical central heating radiator, ceiling light point, wood effect laminate flooring with under floor heating and double glazed sliding patio doors through to the conservatory



Conservatory

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed windows, glazed roof and double opening doors leading out to the rear garden, range of built-in cupboards with complementary work surface over, integrated washer dryer, integrated fridge and freezer, tiling to floor, ceiling light and fan.



Accommodation On The First Floor

Landing

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

Bedroom One to Front

15' 1" (into bay) x 8' 10" (4.6m x 2.7m) With double glazed window to front elevation, central heating radiator, ceiling light point and a range of built-in wardrobes.

Bedroom Two to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three to Front

7' 10" x 6' 6" (2.4m x 2.0m) With double glazed window to front elevation, central heating radiator and ceiling light point





Family Bathroom to Rear

8' 6" x 6' 6" (2.6m x 2.0m) Being fitted with a three piece white suite comprising; panelled bath with Triton electric shower over and glazed screen, enclosed cistern low flush WC and vanity wash hand basin with mixer tap over, complementary tiling to water prone areas, obscure double glazed window to rear, central heating radiator, ceiling light and wood effect laminate flooring

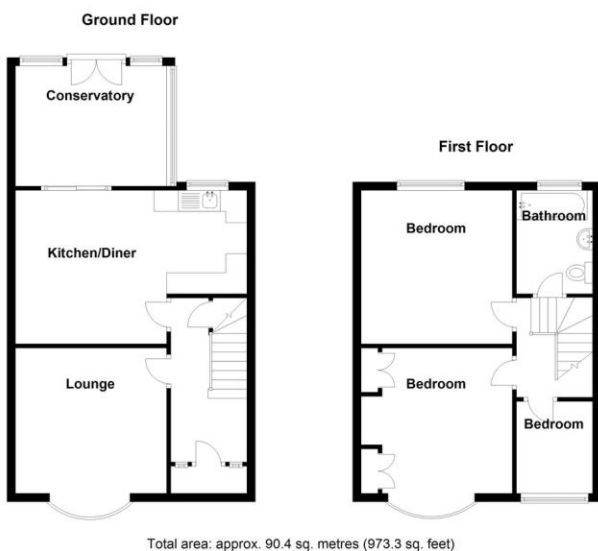
Rear Garden

A generous sized rear garden, being mainly laid to lawn with paved patio area, timber framed shed, fencing to boundaries, gated side access and a variety of mature shrubs 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 Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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