



smarthomes



Offers Over £550,000

- Extended Four/Five Bedroom Detached Family Home
- Two Reception Rooms
- Extended Kitchen Diner
- Utility & Guest WC

Burnaston Road, Hall Green, Birmingham, B28 8DH

A truly stunning and refurbished extended four/five-bedroom detached family home offering superb extended kitchen diner, two receptions rooms, utility, guest WC, luxury fitted bathroom and shower room, substantial rear garden and off-road parking

EPC Rating 71 Current Council Tax Band - C



Property Description

The property is set back from the road behind a block edged tarmacadam driveway providing off road parking with composite door leading through to utility and further double glazed double opening doors leading into

Enclosed Porch

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

Enclosed Porch

With Minton style tiled flooring and feature door with leaded inserts and matching window to side leading into

Entrance Hallway

With oak Herringbone flooring, feature panelling to half height, feature corning to ceiling, three wall light points, dog legged spindle balustrade staircase leading to the first floor accommodation and doors leading off to

Sitting Room to Front

10' 11" x 12' 5" (3.33m x 3.78m) With feature corning to ceiling, double glazed bay window to the front, Herringbone oak flooring with under floor heating, ceiling light point and two wall light points





Superb Extended Lounge to Rear

11' 10" x 24' 0" into bay (3.61m x 7.32m) Having feature vaulted ceiling with Velux window and feature five panel double glazed bay window to rear, recessed fire surround set on stone hearth with oak over mantel, bespoke storage to chimney recess, three wall light points, two ceiling light points and double opening oak doors leading through to



Superb Extended Kitchen Diner to Rear

19' 10" x 14' 2" (6.05m x 4.32m) Being fitted with a range of Shaker style matching base and wall units with complementary work surfaces and matching upstands, Belfast sink set below marble worktop with contemporary marble upstand, tiling to splashback areas, centre island unit with power points, USB, marble worktop and storage below, integrated full width dishwasher, further kitchen area with butcher block hardwood worksurface with complementary upstand, chopping board recess, freestanding classic 90 five ring Range oven with wok burner, double oven and grill, 70/30 integrated fridge freezer, feature vaulted ceiling, two Velux windows to the rear, inset ceiling downlights and feature dining lights, school house style central heating radiator, stone floor with under floor heating and double glazed French doors to rear with matching windows to either side



Utility Room

9' 1" x 5' 6" (2.77m x 1.68m) With combination composite door and double glazed window to the front, range of Shaker style base units and matching wall units with hardwood butchers block work surface, built-in Ideal central heating boiler, plumbing and space for washing machine, recess for tumble dryer, access to roof void, ceiling light point, feature tiling to floor and wall mounted electrical trip switch fuse board

Guest WC

With WC, Minton style tiling to floor, feature panelling to half height, bespoke oak vanity unit with brass mixer taps and ceramic bowl, wall light point and ceiling light point.

Accommodation On The First Floor

Feature Landing

With two double glazed windows to front, ceiling smoke alarm, ceiling light point, wall light point, stairs leading off to the second floor and doors leading off to

Bedroom One to Front

12' 5" x 10' 11" (3.78m x 3.33m) With double glazed bay window to front elevation with feature bay spotlights, ceiling light point and central heating radiator

Bedroom Two to Rear

11' 11" x 11' 5" (3.63m x 3.48m) With double glazed window overlooking rear garden, central heating radiator and ceiling light point

Bedroom Three to Rear

14' 2" x 9' 0" (4.32m x 2.74m) With double glazed window overlooking rear garden, central heating radiator and ceiling light point

Superb Family Bathroom to Front

0" x 0' 0" (0m x 0m) Being fitted with a four piece white suite comprising; panelled bath with mixer tap and shower fitment, polished Porcelain tiling to splash prone areas, feature vanity wash hand basin with Corian worktop and ceramic bowl, low flush WC, large corner shower enclosure with and overhead soaker and additional shower fitment, obscure double glazed window to front, spotlights to ceiling, stripped timber flooring and school house style central heating radiator

Second Floor Landing

With Velux window to roof space and oak stair rails, built-in storage and door leading into

Bedroom Four

19' 1" (max) x 16' 3" (max) (5.82m x 4.95m) Being designed to offer easy conversion to two bedrooms, with two double glazed windows overlooking rear garden, two central heating radiators, ceiling light point, Velux window to front, stripped timber flooring and storage into eaves

Shower Room

Benefiting from combination WC and Corian wash hand basin with mixer tap and storage below, Metro tiling to water prone areas, stripped timber flooring, Velux window to front, electric shaver point, fully tiled shower enclosure with Redring Pure shower and slate effect tiling

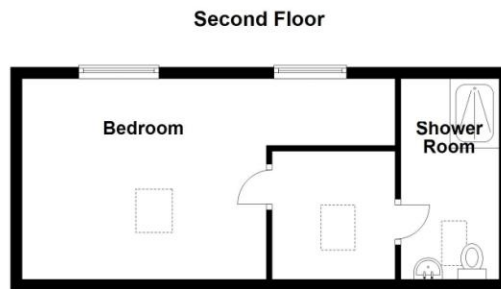
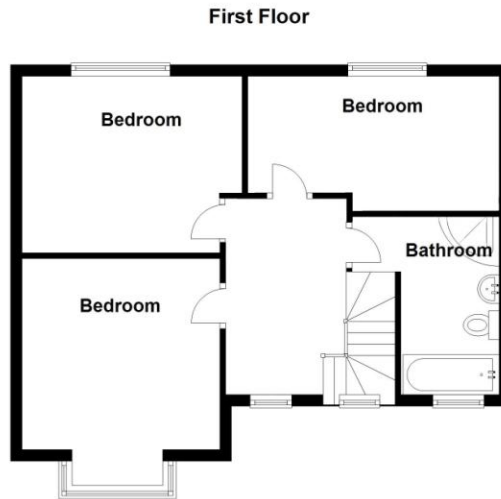
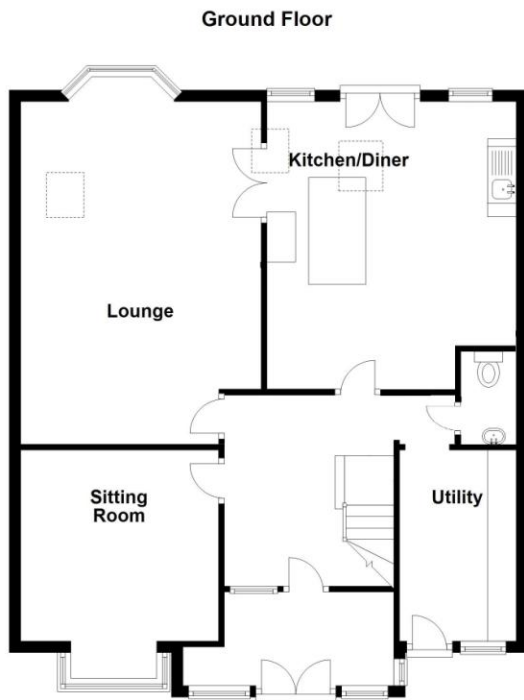
Rear Garden

Being mainly laid to lawn with large Indian stone paved patio area, cold water tap, fencing and shrubs to boundaries and brick built store shed with wall lights.

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





Total area: approx. 165.0 sq. metres (1775.7 sq. feet)



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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 are 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.