



smarthomes

Rowney Croft

Hall Green, Birmingham, B28 0PL

- A Spacious Extended Detached Property
- Requiring Modernisation Throughout
- Three Double Bedrooms
- No Upward Chain

Offers Over £285,000

EPC Rating - 67

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 garden area to side and a UPVC double glazed door leading into

Entrance Hallway

With obscure UPVC double glazed windows to front elevation, ceiling light point, radiator, stairs leading to the first floor accommodation glazed door leading off to



Extended Lounge/Diner

29' 10" x 12' 5" (9.1m x 3.8m) With UPVC double glazed sliding patio doors leading to rear garden, three wall mounted radiators, wall and ceiling light points, living flame gas fire with tiled hearth and wooden surround, under stairs storage cupboard and door to



Extended Fitted Kitchen to Rear

19' 4" x 7' 2" (5.9m x 2.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 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 and dishwasher, newly installed wall mounted gas central heating boiler, tiling to splash back areas, radiator, two ceiling light points, UPVC double glazed windows to the side and rear aspect and obscure UPVC double glazed door to



Covered Side Passage

With a polycarbonate roof, light point and wooden door to front garden



Landing

With ceiling light point, radiator and doors leading off to



Bedroom One to Rear

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point and wall to wall fitted wardrobes with vanity area

Bedroom Two to Front

11' 5" x 9' 2" (3.5m x 2.8m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Front

8' 10" x 7' 2" (2.7m x 2.2m) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Rear

9' 2" x 7' 2" (2.8m x 2.2m) Being fitted with a suite comprising of a panelled bath, separate shower enclosure and a vanity wash hand basin. Radiator, loft access, tiling to splash prone areas, laminate flooring, ceiling light point and an obscure double glazed window to the rear elevation

Separate W.C

With a low flush W.C, obscure UPVC double glazed window to side, tiling to splash back areas, laminate flooring and ceiling light point



West Facing Rear Garden

Being mainly laid to lawn with paved patio, cold water tap, planted shrubs and trees, timber storage shed, greenhouse and panelled fencing to boundaries

Integral Garage

With an up and over door to property frontage



Total area: approx. 113.3 sq. metres (1219.9 sq. feet)

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		85
(69-80)	C		
(55-68)	D	67	
(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.