



smarthomes

## Nairn Close

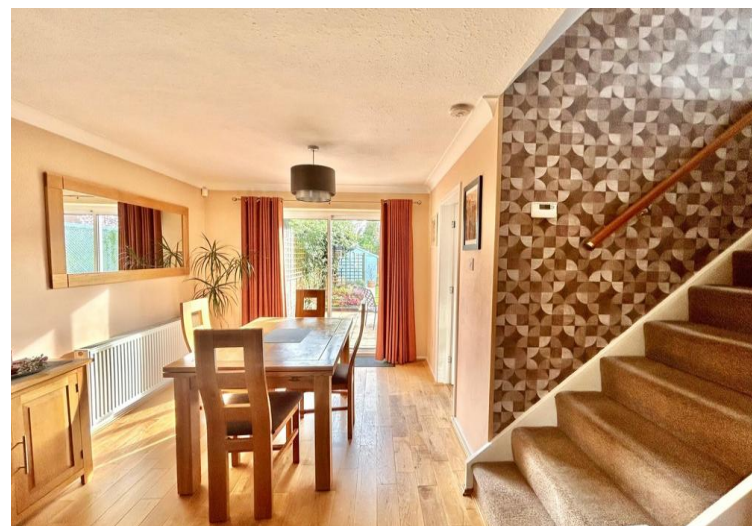
Hall Green, Birmingham, B28 0NX

- A Very Well Presented Detached Family Home
- Three Good Size Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Shower Room

**Offers Over £330,000**

EPC Rating - TBC

Current Council Tax Band - D





## Property Description

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

### Enclosed Porch

With radiator, oak flooring and further panelled door leading to

### Spacious Through Lounge/Diner

23' x 11' 5" max (7.01m x 3.48m max) With UPVC double glazed window to front elevation, UPVC double glazed patio doors to rear, oak flooring, two wall mounted radiators, two ceiling light points, stairs rising to first floor, feature polished stone fireplace with electric fire and door to



### **Re-Fitted Kitchen to Rear**

10' 8" x 7' 1" (3.25m x 2.16m) Being re-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 5 ring gas hob with extractor hood over and oven below. Integrated dishwasher, metro tiling to splash back areas, wood effect flooring, ceiling light point, UPVC double glazed window to the rear aspect, UPVC door to side and door to



### **Utility Lobby**

With fitted shelving, wall mounted gas central heating boiler and door to

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Tiling to splash back areas and floor, chrome heated towel rail and ceiling light point



### **Landing**

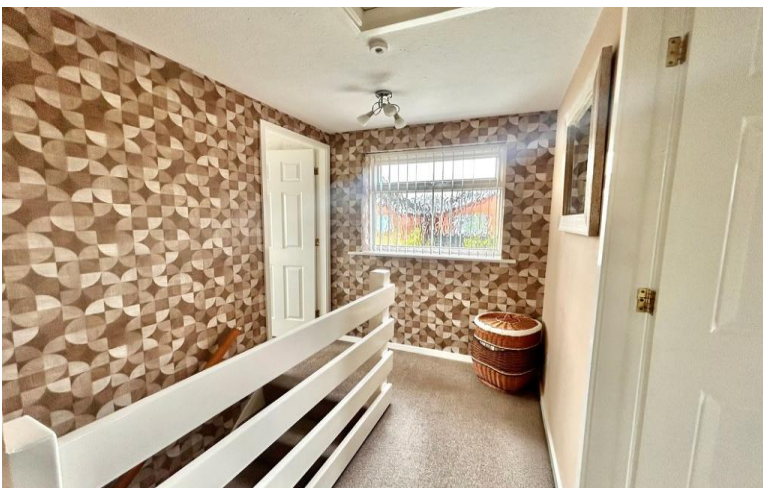
With ceiling light point, airing cupboard, obscure double glazed window to side, loft hatch and doors leading off to

### **Bedroom One to Rear**

13' 8" x 10' 3" (4.17m x 3.12m) With double glazed window to rear elevation, radiator, ceiling light point and a comprehensive range of fitted furniture

### **Bedroom Two to Front**

12' 2" x 9' 4" (3.71m x 2.84m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point



### **Bedroom Three to Front**

9' 2" x 7' 8" (2.79m x 2.34m) With double glazed window to front elevation, radiator and ceiling light point



### Re-Fitted Family Shower Room to Rear

Being re-fitted with a modern white suite comprising of a large walk in shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to full height, wood effect flooring, ceiling light point and an obscure double glazed window to the rear elevation

### Landscaped Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, well stocked shrub borders, gated side access, timber built shed and panelled fencing to boundaries

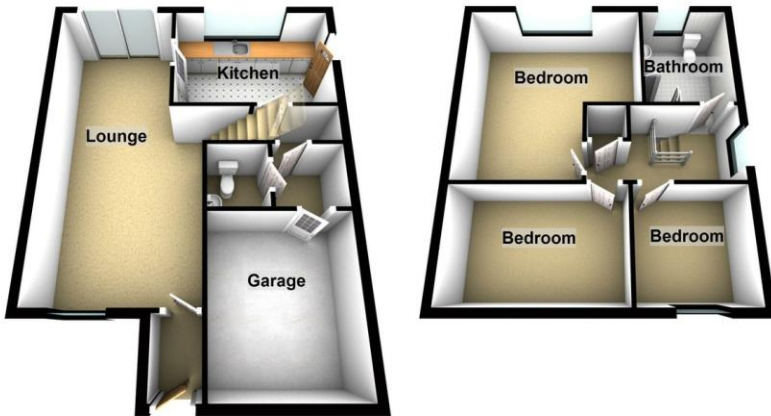


### Garage Store

11' 1" x 8' 6" (3.38m x 2.59m) With an electric roller shutter door to property frontage, space and plumbing for washing machine and ceiling light point

### 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



316 Stratford Road  
Shirley  
Solihiull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

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 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.