



smarthomes

Fox Hollies Road

Hall Green, Birmingham, B28 8RN

- An Extended Five Bedroom Family Home
- Two Reception Rooms
- Extended Breakfast Kitchen
- Utility Room with Further Kitchen Area
- Spacious Family Bathroom
- South East Facing Rear Garden with Out-Building

£390,000

EPC Rating - 68

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 garage doors, exterior lighting and UPVC obscure double glazed double doors leading into

Enclosed Porch

With part glazed wooden door leading through to

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

Reception Room One to Front

14' 9" x 12' 1" (4.5m x 3.7m) With double glazed bay window to front elevation, radiator, ceiling light point, wall lighting, coving to ceiling and feature brick fireplace with electric fire



Extended Reception Room Two to Rear

20' 11" x 11' 9" (6.4m x 3.6m) With double glazed sliding patio doors leading out to the South East facing rear garden, two ceiling light points with decorative roses, wall lighting, radiator and coving to ceiling

Extended Breakfast Kitchen to Rear

17' 0" x 7' 10" (5.2m x 2.4m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary work surfaces and breakfast bar seating area, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space and plumbing for washing machine and tumble dryer, two ceiling light points, radiator, double glazed window to rear elevation and part glazed door leading through to



Utility Room

18' 4" x 4' 3" (5.6m x 1.3m) With fitted base units, complementary work surfaces, sink and drainer unit with mixer tap, wall mounted Worcester Bosch boiler (recently installed), space for American style fridge freezer, space for gas cooker, tiling to half height, space and plumbing for dishwasher, ceiling light point, obscure glazed door leading out to the rear garden and door to

Guest WC

With low flush WC, corner wash hand basin, tiling to half height, ceiling light point and obscure double glazed window to rear



Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side and doors leading off to

Bedroom One to Front

15' 5" x 11' 9" (4.7m x 3.6m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

14' 9" x 11' 9" (4.5m x 3.6m) With double glazed bay window to rear elevation, radiator and two ceiling light points

Bedroom Three to Front

8' 6" x 6' 6" (2.6m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Front

9' 10" x 5' 10" (3.0m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Five to Rear

9' 2" x 4' 3" (2.8m x 1.3m) With double glazed window to rear elevation, radiator and ceiling light point

Spacious Family Bathroom to Rear

8' 6" x 7' 10" (2.6m x 2.4m) Being fitted with a three piece white suite comprising; panelled bath with centralised mixer tap and shower attachment, thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, extractor, loft access and ceiling light point

Garage

15' 5" x 5' 10" (4.7m x 1.8m) With wooden garage doors to driveway, ceiling light point and power points

South East Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, wall, fencing and hedging to boundaries, brick built barbeque and access to out-building

Out-Building

25' 11" x 10' 5" (7.9m x 3.2m) With UPVC double glazed double doors to rear garden and two feature windows

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 vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
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 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.