



smarthomes

Woodvale Road

Hall Green, Birmingham, B28 0PH

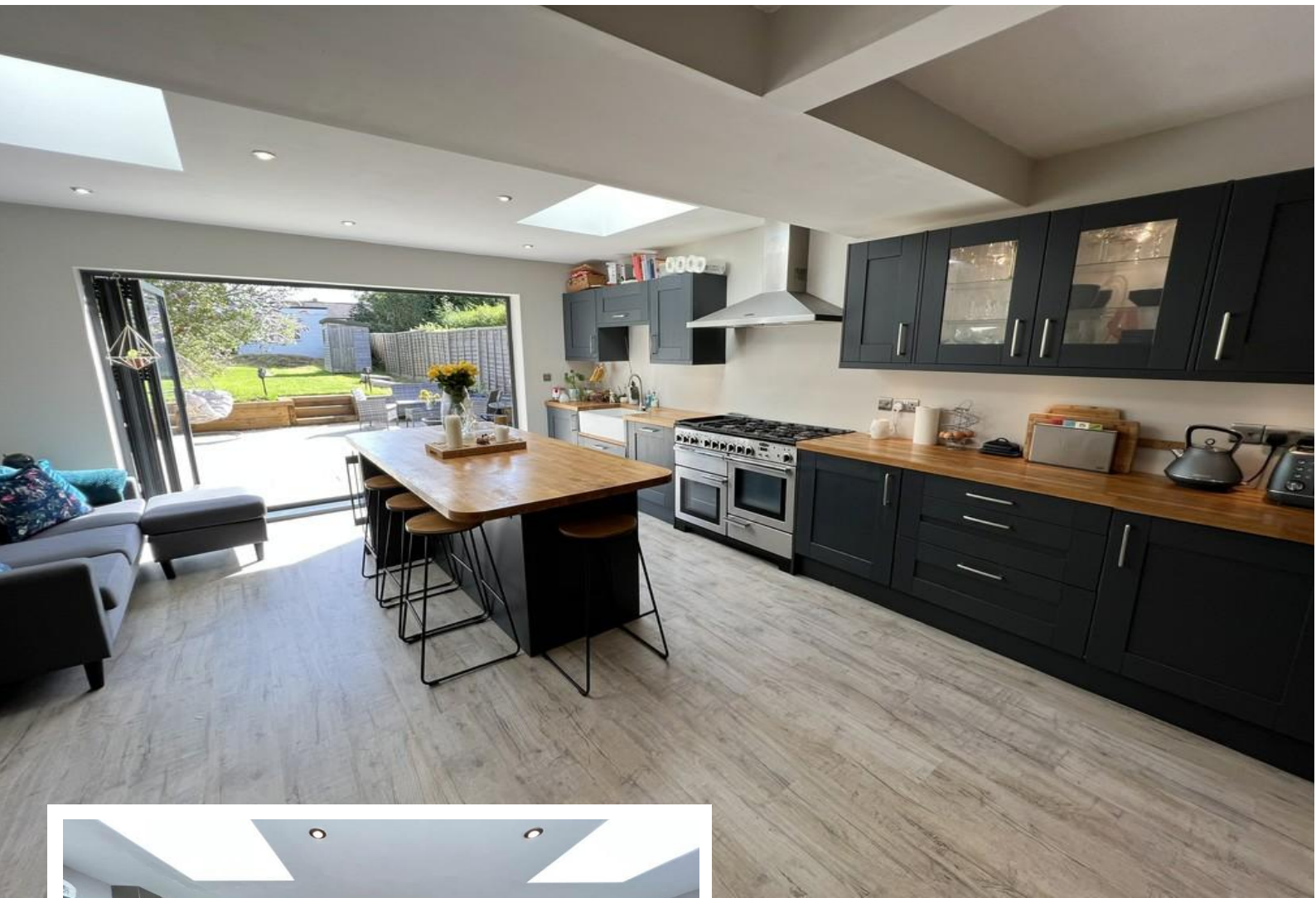
- A Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Extended Open Plan Family Kitchen/Diner
- Modern Family Bathroom

Offers Over £300,000

EPC Rating - 55

Current Council Tax Band - C





Property Description

The property is set back from the road behind a lawned fore garden with hedging to side boundaries and a centralised pathway leading to a storm porch with a composite front door with matching side windows leading into



Entrance Hallway

With wood effect flooring, ceiling spot lights, feature radiator, stairs leading to the first floor accommodation with useful under stairs storage and doors leading off to



Lounge to Front

11' 9" x 9' 6" (3.6m x 2.9m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and an open fireplace with tiled hearth and oak over mantle



Extended Open Plan Family Kitchen/Diner

22' 7" x 15' 8" (6.9m x 4.8m) Being fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a Belfast sink with mixer tap over. Space for freestanding Range style cooker with extractor hood over and an integrated washing machine, wine cooler and dishwasher. Central island incorporating breakfast bar, wood effect flooring, two feature radiators, ceiling spot lights, under cupboard lighting, two Velux roof windows and aluminium framed double glazed bi-fold doors to the rear aspect



Landing

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

Bedroom One to Front

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed bay window to front elevation, feature radiator and ceiling light point

Bedroom Two to Rear

12' 1" x 8' 2" (3.7m x 2.5m) With double glazed bay window to rear elevation, feature radiator, fitted wardrobed with mirror fronted sliding doors and ceiling light point



Bedroom Three to Front

6' 6" x 5' 6" (2m x 1.7m) With double glazed window to front elevation, wall mounted gas central heating boiler, radiator and ceiling light point



Modern Family Bathroom to Rear

6' 6" x 5' 6" (2m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, wood effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation



Rear Garden

Being mainly laid to lawn with a large paved patio area, railway sleeper borders, mature shrubs and bushes, cold water tap, security lighting, gated side access, panelled fencing to boundaries and a further Cotswold stone patio area with a UPVC double glazed door leading into

Rear Double Garage

18' 4" x 18' 4" (5.6m x 5.6m) Being accessed via a shared rear service road with an electric roller shutter door for vehicular access, UPVC double glazed window 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 vendor. Current council tax band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		55
(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
Salford
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.