



smarthomes

Painswick Road

Hall Green, Birmingham, B28 0HE

- A Large Extended Semi-Detached Family Home
- Five Bedrooms
- Two Spacious Reception Rooms
- Modern Bathroom & Shower Room

£450,000

EPC Rating - 74

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with hedging to side boundary and UPVC double glazed doors leading into

Enclosed Porch

With tiled flooring and further oak door with double glazed insert leading to

Entrance Hallway

With a feature leaded window, tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, cloaks cupboard and doors leading off to

Reception Room One to Front

15' 5" x 10' 5" (4.7m x 3.2m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator and ceiling light point



Extended Reception Room Two to Rear

22' 11" x 11' 5" (7m x 3.5m) With UPVC double glazed French doors leading to rear garden, two wall mounted radiators, laminate flooring and two ceiling light points

Re-Fitted Breakfast Kitchen to Rear

17' 8" x 13' 1" (5.4m x 4m) Being re-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. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine and dishwasher, concealed wall mounted gas central heating boiler, tiling to splash back areas and floor, ceiling spot lights and UPVC a double glazed door and window to the rear aspect



Modern Ground Floor Shower Room

6' 6" x 6' 2" (2m x 1.9m) Being fitted with a white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights



Landing

With ceiling light points, access to loft space and door to

Bedroom One to Rear

15' 1" x 11' 5" (4.6m x 3.5m) With double glazed bay window to rear elevation, laminate flooring, radiator and ceiling light point

Bedroom Two to Front

15' 8" x 10' 5" (4.8m x 3.2m) With double glazed bay window to front elevation, laminate flooring, radiator and ceiling light point



Bedroom Three to Rear

13' 9" x 13' 1" (4.2m x 4m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

Bedroom Four to Front

14' 5" x 6' 2" (4.4m x 1.9m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point



Bedroom Five to Front

8' 2" x 6' 10" (2.5m x 2.1m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

Modern Family Bathroom

6' 10" x 5' 6" (2.1m x 1.7m) Being fitted with a white suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and a Velux roof window



Private Rear Garden

Being mainly laid to lawn with paved patio areas, hedging and panelled fencing to boundaries, timber framed shed, mature shrubs and bushes, cold water tap and exterior lighting

Garage

With side hung doors to property frontage

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	74	
(55-68)	D		
(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 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.