



smarthomes

Cubley Road

Hall Green, Birmingham, B28 8EH

- A Beautifully Presented Extended Semi Detached
- Three Bedrooms
- Extended Re-Fitted Kitchen Breakfast Room
- Spacious Through Lounge Diner

£350,000

EPC Rating 63

Current Council Tax Band – C





Property Description

The property is set back from the road behind a block paved driveway providing ample off road parking extending to courtesy gate to side. Access is gained via a double glazed door leading into

Enclosed Porch

With double glazed windows, polished Porcelain tiling to floor and obscure glazed front door leading into

Entrance Hallway

With polished Porcelain tiling, triple glazed picture to side, ceiling light point, double central heating radiator, spindle balustrade staircase leading to the first floor accommodation with useful under-stairs storage cupboard and oak door with glazed inserts leading into



Through Lounge Diner

25' 4" x 12' 4" (7.72m x 3.76m) With triple glazed bay window to front elevation, engineered oak flooring, central heating radiator, contemporary vertical central heating radiator, inset feature fire, two wall light points, two ceiling light points and oak framed windows leading through to

'L' Shaped Extended Re-Fitted Breakfast Kitchen

19'7" narrowing to 7'5" x 18' 1" (max) narrowing to 9'0" (5.97m x 5.51m) Being fitted with a range of high gloss wall units and matching base units with complementary marble work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, inset five ring gas hob with centre wok burner set below combination light and extractor, integrated pantry area, integrated dishwasher, integrated fridge, integrated freezer, full width dishwasher washing machine, three ceiling light points, contemporary vertical central heating radiator, polished Porcelain tiling to floor, combination double glazed window and double glazed door to rear and double glazed French doors leading out to rear garden



Accommodation On The First Floor

Landing

With wall light point, obscure double glazed window to side, access to loft space and doors leading off to

Bedroom One to Rear

12' 3" x 11' 9" (into wardrobe) (3.73m x 3.58m) With double glazed window to rear elevation, comprehensive range of fitted wardrobes with hanging rails and shelving, central heating radiator, ceiling light point and engineered oak flooring



Bedroom Two to Front

11' 9" (into wardrobe) x 12' 5" (3.58m x 3.78m) With double glazed window to front elevation, comprehensive range of fitted wardrobe with hanging rails and shelving, central heating radiator, ceiling light point and engineered oak flooring.





Bedroom Three to Front

7' 8" x 7' 1" max narrowing to 6' 0" (2.34m x 2.16m)
 With double glazed window to front elevation, central heating radiator, ceiling light point and engineered Oak flooring.

Re-Fitted Family Shower Room to Rear

Being fitted with a three piece white suite comprising of; large walk-in low profile shower enclosure with fixed glazed shower screen and Hansgrohe shower over with overhead thermostatic rainfall shower and additional shower attachment, floating WC with concealed flush and floating vanity wash hand basin with ceramic sink, mixer tap and drawers below, complementary tiling to water prone areas, feature tiling to floor, obscure double glazed window to rear, vertical central heating radiator and spot lights to ceiling

Superb Rear Garden

With Indian stone paved patio and being mainly laid to lawn with well stocked shrubbery borders, fencing and hedging to boundaries and further hard-standing to rear with large timber built summer house/workshop

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		