



smarthomes



- A Substantially Extended Detached Property
- Six Bedrooms
- Three En-Suite Shower Rooms
- Two Spacious Reception Rooms
- Potential for Commercial Use (Subject to Planning Consent)
- Multi Car Driveway

The Corner House, Pembroke Croft, Hall Green, Birmingham, B28 9EY

£575,000

A substantially extended detached property situated on a large corner plot in a most convenient location. Offering accommodation comprising two spacious reception rooms, two conservatories, kitchen, laundry room, utility, W.C, six bedrooms, four en-suite shower rooms, further shower room & W.C, rear garden, large garage and ample driveway parking. The property has lapsed planning consent granted in October 2018 (2018/06628/PA) for a substantial ground floor extension. The property was formerly trading as the OLD CORNER HOUSE HOTEL for many years until conversion to residential in 2012. Potential for future commercial use subject to planning consent - ideal for a return to B&B, assisted/supported living, HMO, medical clinic etc. Council Tax Band D. EPC Rating – 48.



Property Description

The property is set back from the road behind a block paved in and out driveway providing ample off road parking with a low level wall and hedging to front boundary and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side and further glazed door leading to

Entrance Hallway

11' 2" x 7' 2" (3.4m x 2.18m) With wooden panelling, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to



Dual Aspect Reception Room One

14' 11" x 10' 11" (4.55m x 3.33m) With two double glazed windows to front and side elevations, two wall mounted radiators, laminate flooring and wall light points



Reception Room Two to Side

17' 4" x 12' 6" (5.28m x 3.81m) With laminate flooring, two radiators, wall lighting, fireplace with hearth, two double glazed windows to side and double glazed sliding patio doors leading to



Conservatory One

11' x 10' (3.35m x 3.05m) With UPVC double glazed windows overlooking rear garden, laminate flooring, radiator, two ceiling light and fans, polycarbonate roof and double glazed French doors leading to second conservatory

Kitchen

12' 5" x 9' 8" (3.78m x 2.95m) Being 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 cooker, tiling to full height and floor, ceiling light points and opening into



Conservatory Two

10' 10" x 7' 8" (3.3m x 2.34m) With UPVC double glazed windows overlooking rear garden, tiled flooring, ceiling light and fan, polycarbonate roof, double glazed French doors leading to rear garden and double glazed French doors leading to first conservatory

Laundry Room

10' 4" x 7' 5" (3.15m x 2.26m) Fitted with a range of wall and base units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap. Polycarbonate roof, wall mounted gas central heating boiler, tiling to splash back area and floor, light point, door to W.C and door to

Utility Room

8' 4" x 7' 6" (2.54m x 2.29m) With tiled flooring and wooden door leading to rear garden

Ground Floor W.C

With a low flush W.C, wall mounted wash hand basin, window, ceiling light point and tiled flooring

Ground Floor Bedroom Six to Front

15' x 7' 9" (4.57m x 2.36m) With double glazed window to front elevation, radiator, wall and ceiling light points, laminate flooring, fitted wardrobes, over bed storage and drawers and doors leading to

En-Suite Bathroom

15' 5" x 3' 6" (4.7m x 1.07m) Being fitted with a white suite comprising of a spa bath, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Wall mounted electric heater, tiling to splash prone areas and light point

Landing

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

Dual Aspect Bedroom One

13' x 10' 11" (3.96m x 3.33m) With two double glazed windows to front and side elevations, triple wardrobe with mirrored sliding doors, radiator, ceiling light point, laminate flooring and door to

En-Suite Shower Room

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, extractor and ceiling light point

Bedroom Two to Front

11' 10" x 8' 4" (3.61m x 2.54m) With double glazed window to front elevation, radiator, built in cupboard and ceiling light point

Bedroom Three to Side

10' x 7' 4" (3.05m x 2.24m) With double glazed window to side elevation, radiator and ceiling light point

Bedroom Four to Rear

12' 6" max x 10' 10" (3.81m max x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point and door to

En-Suite Shower Room

Being fitted with a white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and ceiling light point

Bedroom Five to Rear

7' 6" x 6' 5" (2.29m x 1.96m) With double glazed window to rear elevation, radiator and ceiling light point

First Floor W.C

Being fitted with a white suite comprising a low flush W.C and vanity wash hand basin. Obscure window to rear, tiling to full height and ceiling light point

Separate Shower Room

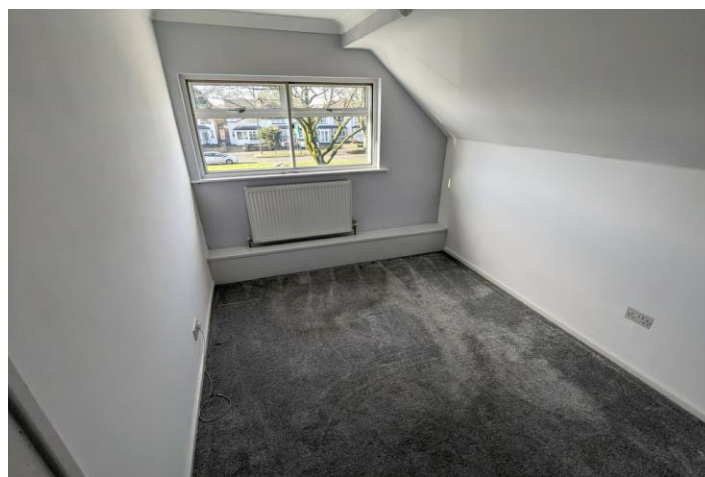
With a fully tiled shower enclosure with an electric shower and light point

Rear Garden

Being mainly paved for ease of maintenance, timber built summer house, planted shrubs and panelled fencing to boundaries

Large Garage

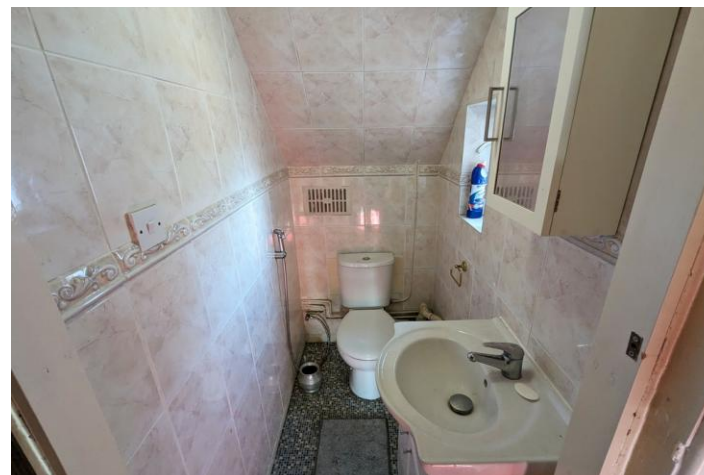
21' 8" x 14' 10" (6.6m x 4.52m) Located at the side of the property with side hung doors for vehicular access, ceiling spot lights and a UPVC double glazed door and window to rear





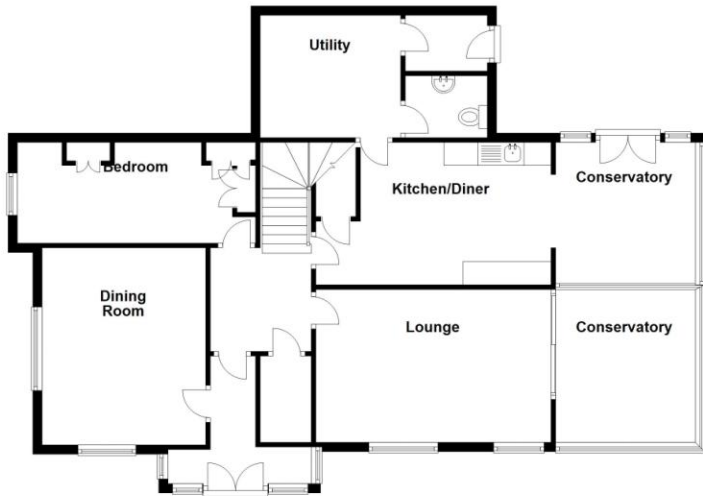
Tenure

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





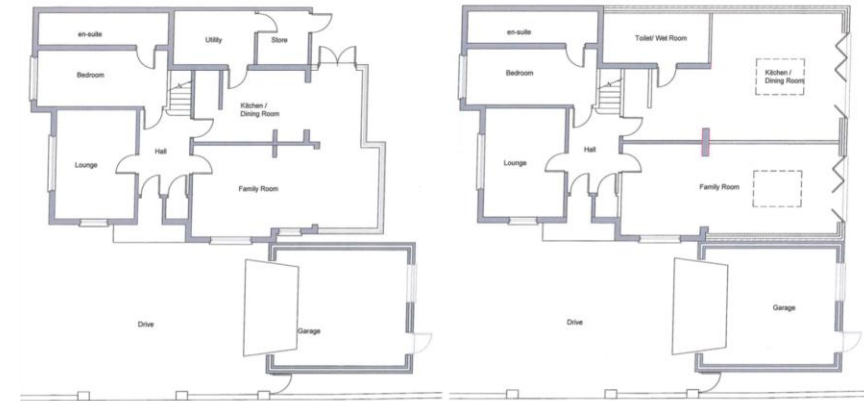
Ground Floor



First Floor



Total area: approx. 170.5 sq. metres (1835.2 sq. feet)



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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 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.