



smarthomes

11 Coniston Close

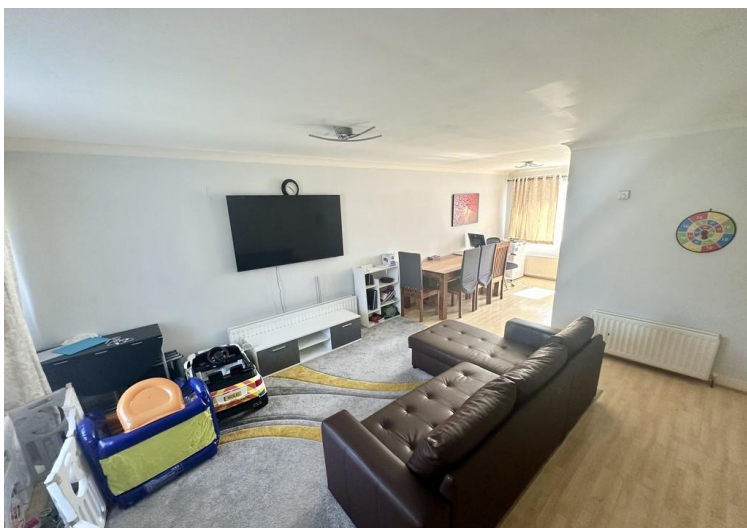
Hall Green, Birmingham, B28 9DD

- A Well Presented Mid Terrace Property
- Three Bedrooms
- Open Plan Lounge Diner & Kitchen
- No Upward Chain

£240,000

EPC Rating 73

Current Council Tax Band C





Property Description

The property is set back from the road with off road parking to the end of communal greens with a private lawned fore garden and paved pathway extending to UPVC double glazed door giving access to

Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading through to



Lounge Diner

13' 3" max x 15' 2" (4.04m x 4.62m) With double glazed windows to front and rear elevations, ceiling light points, three radiators, wood effect flooring, coving to ceiling and being open plan to



Open Plan Kitchen to Rear

9' 9" x 7' 8" (2.97m x 2.34m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, ceiling light point, tiled flooring, double glazed window to rear and UPVC obscure double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Front

12' 8" x 10' 3" max (3.86m x 3.12m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

8' 4" x 12' 1" (2.54m x 3.68m) With double glazed window to rear elevation, radiator, ceiling light point, loft access and fitted wardrobes

Bedroom Three to Front

7' 3" x 8' 5" (2.21m x 2.57m) With double glazed window to front elevation, radiator and ceiling light point





Family Bathroom to Rear

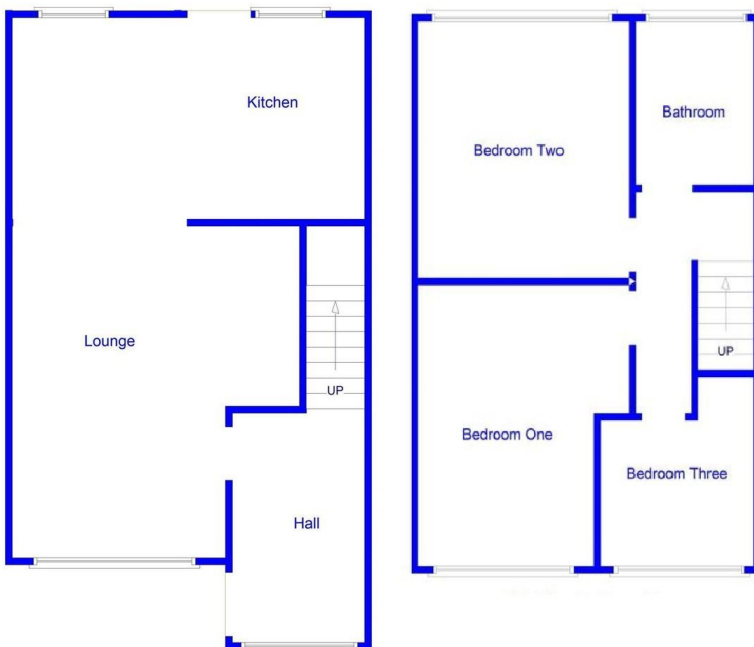
5' 4" x 6' 7" (1.63m x 2.01m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls, decorative tiled flooring, obscure double glazed window to rear, radiator, extractor and ceiling light point

Rear Garden

Being mainly laid to lawn with concrete patio and pathway, fencing to boundaries and gated access 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 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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