Rice Chamberlains
ESTATE AGENTS LLP



15 Etwall Road

Hall Green, Birmingham, B28 0LF

Offers Over £400,000

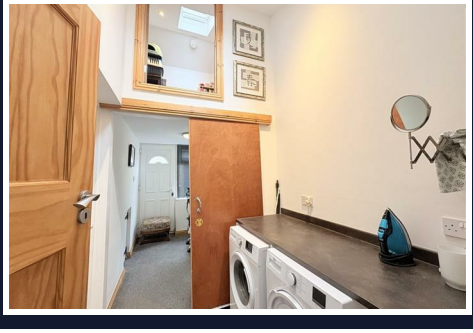
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LOVELY THREE BEDROOM FAMILY HOME WITH TWO RECEPTION ROOMS AND A STUDY! Ideally situated, the property offers access to shops, schools and amenities Hall Green has to offer, as well as transport links into Birmingham and the surrounding areas. On approach there is a paved front driveway, spacious porch leading to the hallway and the ground floor accommodation comprises a porch, entrance hall, two reception rooms, kitchen with dining area, utility room with access to the upper mezzanine snug, pantry, downstairs WC and study. To the first floor there are three bedrooms, two double, one single , family bathroom and loft access with pull-down ladders. The garden is well maintained with patio and lawned area. Please call our Moseley office to fully appreciate the accommodation on offer.







Approach
This beautifully presented property is approached via initial driveway, half-brick wall to frontage, paved pathway leading to front entrance door and opening into:

Porch
10'4" x 2'2" (3.154m x 0.683m)
With double glazed UPVC French doors with accompanying windows, Laminate wood effect floor covering, ceiling light point, internal stained glass windows and secondary door featuring stained glass panelling opening into:

Hallway
With carpet to floor covering, ceiling light point, central heating radiator, double doors opening into useful storage cupboard/cloakroom, understairs nook, stairs giving rise to the first floor accommodation and solid wood doors opening into reception room one, reception room two, kitchen/diner with further utility, WC and upper mezzanine level nook.

Reception Room One
11'0" x 10'1" (3.36m x 3.09m)
With ceiling light point, three under-bay central heating radiators and double glazed UPVC bay window to the front aspect.

Reception Room Two
12'2" x 11'1" (3.71m x 3.38m)
With solid wood board to floor covering, ceiling light point, chimney breast with exposed brick, two central heating radiators and double glazed UPVC doors leading out to the rear garden.

Kitchen/Diner
8'9" x 17'3" (2.68m x 5.27m)
Dining Area
With ceiling light point and double glazed UPVC French doors leading out the rear aspect.

Kitchen Area
With Laminate wood effect floor covering, ceiling spotlights, a selection of wall and base units featuring high-gloss frontages, soft close drawers, stone wrapped style work surfaces, cooker with hob and extractor fan over, integrated oven/grill and slimline Whirlpool dishwasher, two-bowl stone based sink with mixer tap over, double glazed UPVC window to the rear aspect, double doors opening into pantry and further door opening into:

Utility
6'0" x 5'7" (1.83m x 1.72m)
With tiling to floor covering, ceiling spotlights, central heating radiator, stone wrapped style work surfaces, space facility for washing machine and tumble dryer, double glazed Velux window above, doors leading to study, separate WC and upper mezzanine level accessible via ladders.

Ground Floor WC
9'4" x 3'2" (2.85m x 0.97m)
With tiling to floor covering, feature exposed brick to wall, ceiling light point, wall mounted low flush WC and sink unit with mixer tap over.

Study
5'11" x 8'7" (1.81m x 2.62m)
Sliding doors opening into, with carpet to floor covering, ceiling light point, central heating radiator, double glazed UPVC windows to the front aspect, door opening out to the front aspect and small hatch providing access to the gas meter.

Upper Mezzanine Level
5'2" x 6'0" restricted head-height (1.59m x 1.84m restricted head-height)

Accessible via ladders from utility, with carpet to floor covering, ceiling spotlights, skirting boards and skylight UPVC window above.

First Floor Accommodation
With carpeted stairs giving rise to a partial landing with internal stained glass window, leading up to the first floor accommodation, with carpet to floor covering, double glazed UPVC window, half-height storage cupboard and further useful storage cupboard, ceiling spotlights, loft access via pull down ladders (not inspected) and solid wood doors opening into bedrooms one-three and the family bathroom.

Bedroom One
10'1" x 11'0" (3.09m x 3.36m)

With carpet to floor covering, ceiling light point, central heating radiator, skirting board and double glazed UPVC bay window to the front aspect.

Bedroom Two
12'2" x 8'11" (3.73m x 2.73m)

With solid wood boards to floor covering, ceiling light point, two wall light points, central heating radiator, in-built wardrobe featuring sliding doors and double glazed UPVC window to the rear aspect.

Bedroom Three
10'3" x 7'7" (3.126m x 2.33m)

With carpet to floor covering, ceiling light point, central heating radiator and double glazed UPVC window to the rear aspect.

Bathroom
5'9" x 7'3" x 5'6" (1.76m x 2.21m x 1.68m)

With tiling to floor covering, tiling to splashbacks, ceiling spotlights, low flush WC, sink in basin with mixer tap over and storage under, bath with; mixer tap over, overhead shower and glass shower screen, extractor fan, central heated towel radiator and double glazed UPVC opaque window to the side aspect.

Loft
Fully boarded and accessible via pull down ladders (not inspected).

Garden
North-West facing with fencing to borders, decked patio area, a well maintained lawn with pathway leading to the rear with further shed, flowerbeds and shrubberies to sides.

Council Tax Band - C
According to the Direct Gov website the Council Tax Band for Etwall Road, Birmingham, B28 0LF is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.

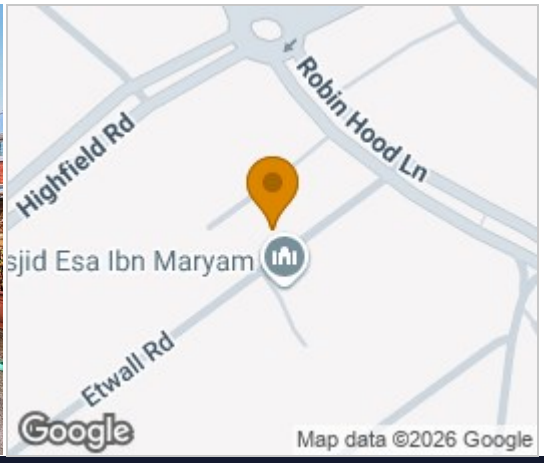














Floor Plan



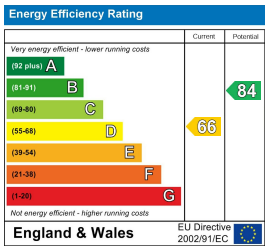
Viewing

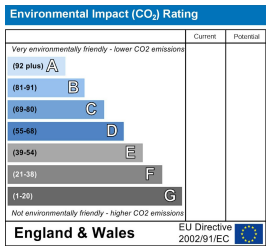
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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