



smarthomes

Boscombe Road

Tyseley, Birmingham, B11 3RJ

- A Mid-Terrace Property Requiring Updating
- Two/Three Bedrooms
- Two Reception Rooms
- No Upward Chain

Offers Over £160,000

EPC Rating - E

Current Council Tax Band - A





Property Description

The property is set back from the road behind a walled front age with planted hedging and a paved footpath leading to a UPVC double glazed door into

Enclosed Porch

With an obscure double glazed window to property front age and further part glazed wooden door leading to

Reception Room One to Front

12' 5" x 10' 5" (3.8m x 3.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and glazed door to



Reception Room Two to Rear

10' 9" x 10' 5" (3.3m x 3.2m) With a UPVC double glazed window to rear elevation, radiator, wall and ceiling light points, gas fire with brick effect surround, stairs rising to first floor, under stairs storage cupboard and opening to

Kitchen to Side

8' 2" x 4' 11" (2.5m x 1.5m) 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, further incorporating a 4 ring gas hob with electric oven below. Wall mounted gas central heating boiler, tiling to splash back areas, ceiling light point, a double glazed window to the side aspect and glazed door to



Lobby

With a UPVC double glazed door to rear garden and door to



Ground Floor Wet Room

6' 6" x 5' 6" (2m x 1.7m) Being fitted with a white suite comprising of a pedestal wash hand basin and a low flush W.C. Wall mounted electric shower, non slip flooring with floor drain, tiling to splash prone areas, radiator, ceiling light point and an obscure double glazed window to the side elevation



Landing

With ceiling light point and doors leading off to

Bedroom One to Front

11' 1" x 10' 5" (3.4m x 3.2m) With double glazed window to front elevation, fitted cupboards, radiator and ceiling light point



Bedroom Two to Rear

10' 9" x 10' 5" (3.3m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point, loft access, fitted cupboards, over stairs storage cupboard and door to

Nursery/Bedroom Three to Rear

8' 6" x 4' 11" (2.6m x 1.5m) With double glazed window to rear elevation, radiator and ceiling light point



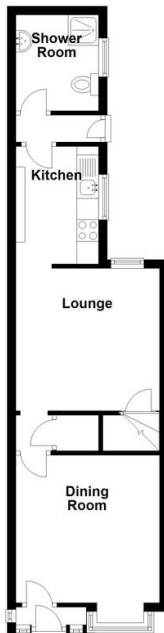
South Facing Rear Garden

Being paved for ease of maintenance with a brick built outhouse, timber framed shed, cold water tap and panelled fencing to boundaries

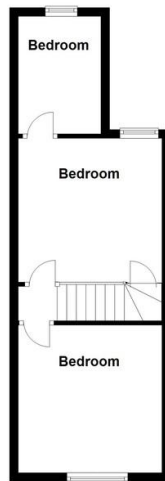
Tenure

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 - A

Ground Floor
Approx. 37.6 sq. metres (404.5 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(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 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.