



smarthomes

## Lysander Road

Rednal, Birmingham, B45 0EN

- A Spacious & Well Presented End-Terrace Property
- Three Bedrooms
- South Facing Garden
- No Upward Chain

**£199,950**

EPC Rating - TBC

Current Council Tax Band - B





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with low level fencing to front and side boundaries and a UPVC double glazed door leading into

### Enclosed Porch

With laminate flooring, storage cupboard and further UPVC double glazed door leading to

### Lounge to Front

17' 8" x 11' 9" (5.4m x 3.6m) With UPVC double glazed bow window to front elevation, wall mounted radiator, ceiling light point, cloaks cupboard, stairs rising to first floor, feature living flame gas fire with stone surround and double doors to



### **Kitchen/Diner to Rear**

17' 4" x 11' 5" (5.3m x 3.5m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, pantry, tiling to splash back areas, radiator, ceiling light points, a UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading to rear garden



### **Landing**

With ceiling light point, airing cupboard, loft hatch and doors leading off to

### **Bedroom One to Front**

12' 5" x 8' 2" (3.8m x 2.5m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted wardrobes, bedside cabinets and over bed storage

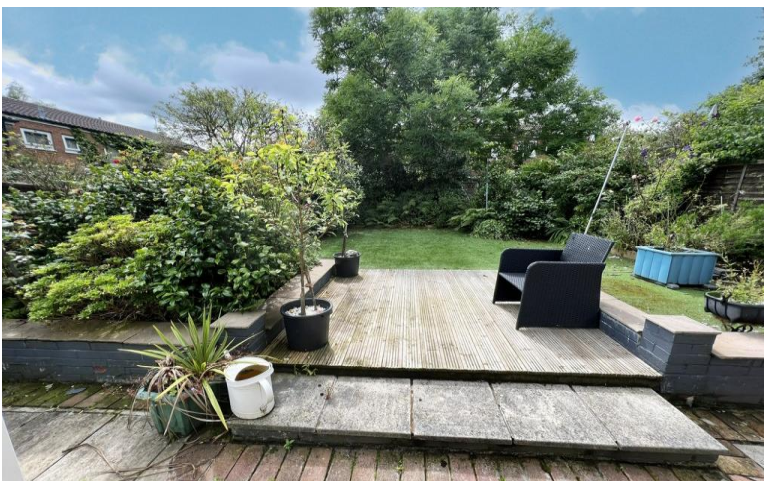


### **Bedroom Two to Rear**

9' 2" x 8' 2" (2.8m x 2.5m) With double glazed window to rear elevation, radiator and ceiling light point

### **Bedroom Three to Front**

8' 10" x 8' 6" (2.7m x 2.6m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point



### **Family Bathroom to Rear**

7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and two obscure double glazed windows to the rear elevation



### South Facing Rear Garden

With a covered paved patio area, further decked patio area, laid artificial lawn, well stocked shrub border, panelled fencing to boundaries, gated side access and courtesy door to

### Garage

17' 4" x 8' 2" (5.3m x 2.5m) Located at the side of the property with an up and over door for vehicular access and ceiling light point

### 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 - B

