



smarthomes

## Marsham Road

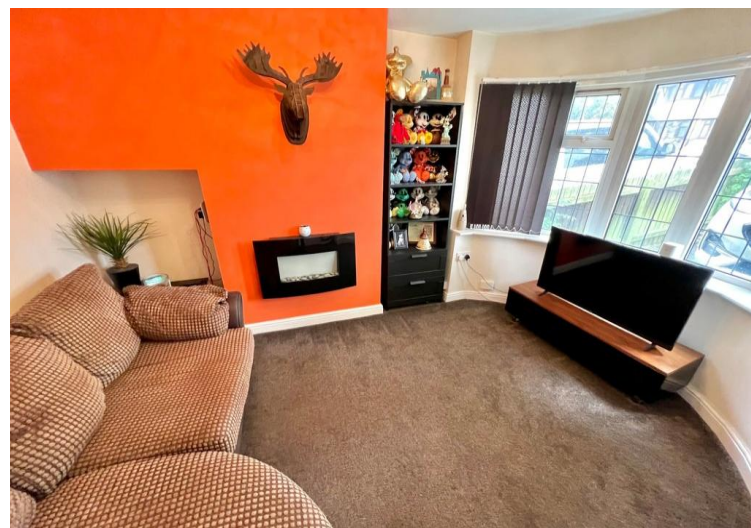
Kings Heath, Birmingham, B14 5HF

- A Well Presented & Extended Semi-Detached Property
- Three Bedrooms
- Extended & Re-Fitted Open Plan Family Dining Kitchen
- Four Piece Family Bathroom

**Offers Over £269,500**

EPC Rating - 65

Current Council Tax Band B





## Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to UPVC obscure double glazed door to side passage and storm porch with UPVC obscure double glazed door leading through to

### Entrance Hallway

With ceiling spot lights, radiator, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

### Lounge to Front

12' 1" x 9' 10" (3.7m x 3.0m) With double glazed bay window to front elevation, radiator, wall mounted electric fire and ceiling light point



### Guest WC

With low flush WC, wash hand basin with tiling to splashback areas and ceiling light point

### Re-Fitted Open Plan Kitchen to Rear

12' 1" x 9' 10" (3.7m x 3.0m) Being fitted with a contemporary range of high gloss, handle-less wall, drawer and base units with complementary wood effect work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring induction hob, inset eye-level oven, grill and microwave oven, space for fridge freezer, breakfast bar seating area, door to side passage, spot lights to ceiling, double glazed window to rear, wood effect flooring and being open plan to



### Family Dining Area

21' 3" x 8' 6" (6.5m x 2.6m) With double glazed windows incorporating French doors leading out to the rear garden, wood effect flooring, spot lights to ceiling, radiator and feature log burner with tiled hearth and wooden mantle



### Accommodation on the First Floor

With obscure double glazed window to side, ceiling spot lights, loft access and doors leading off to

### Bedroom One to Rear

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Two to Front

12' 9" x 9' 10" (3.9m x 3.0m) With double glazed bay window to front elevation, radiator and ceiling light point



### Bedroom Three to Front

6' 2" x 5' 2" (1.9m x 1.6m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point



### Four Piece Family Bathroom to Rear

9' 6" x 5' 2" (2.9m x 1.6m) Being fitted with a four piece white suite comprising; tiled panelled bath, low flush WC, vanity wash hand basin and corner shower cubicle with thermostatic shower, with complementary tiling to walls and floor, obscure double glazed window to rear, LED mirror, ladder style radiator and spot lights to ceiling

### Side Passage

With UPVC obscure double glazed door to driveway, wall mounted boiler and space and plumbing for washing machine and tumble dryer



### Rear Garden

Having tiered timber decked areas with steps leading down to lawned area with shrub borders, paved pathway, fencing to boundaries, timber shed, access to garage and gated access to rear service road and canal

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	85	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.