



smarthomes

## Elton Grove

Acocks Green, Birmingham, B27 7SE

- Mid Terraced Property
- Two Double Bedrooms
- Kitchen Breakfast Room
- Lounge

**£200,000**

EPC Rating TBC

Current Council Tax Band - A





## Property Description

The property is set back from the road behind a gravel and paved driveway providing off road parking and extending to

### Enclosed Porch

With quarry tiled floor and further door leading into

### Entrance Hallway

With ceiling light point, central heating radiator, stairs leading to the first floor accommodation and door leading off to





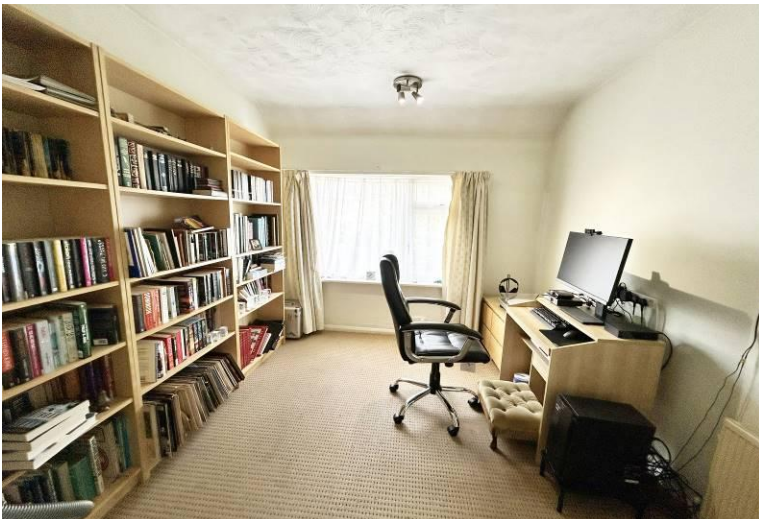
### **Lounge to Front**

17' 4" x 12' 5" (5.28m x 3.78m) With double glazed bay window to front elevation, central heating radiator, ceiling light point and stone effect fire surround with illuminated stone display, door to under stairs storage cupboard and door off to



### **Kitchen Breakfast Room**

15' 6" x 10' 0" (4.72m x 3.05m) Being fitted with a range of base units and matching wall units with complementary work surfaces, sink and drainer unit, tiling to splashback areas, wall mounted Worcester central heating boiler, free standing gas cooker, ceiling lights, glazed window and door leading to the veranda



### **Rear Veranda**

11' 7" x 5' 3" (3.53m x 1.6m) With tiled flooring, double glazed windows to rear elevation, plumbing for washing machine, roll-top work surface over, polycarbonate roof and courtesy door leading out to rear garden

### **Accommodation On The First Floor**

#### **Landing**

With access to loft space, ceiling smoke alarm and doors leading off to



#### **Bedroom One to Front**

17' 5" (max) x 11' 2" (5.31m x 3.4m) With two double glazed windows to the front elevation, central heating radiator, two ceiling light points and over stairs store cupboard



### Bedroom Two to Rear

12' 8" x 9' 9" (3.86m x 2.97m) With double glazed window to rear elevation, central heating radiator and ceiling light point

### Family Bathroom to Rear

Being fitted with a Champagne coloured suite comprising; panelled bath, low flush WC and pedestal wash hand basin, with tiling to water prone areas, ceiling light point and obscure double glazed window to rear

### Rear Garden

Being mainly laid to lawn with paved patio, dwarf brick built wall and shrubs providing privacy

### 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 Nigel Hodges. Current council tax band - A

