



smarthomes

Shirley Road

Acocks Green, Birmingham, B27 7NN

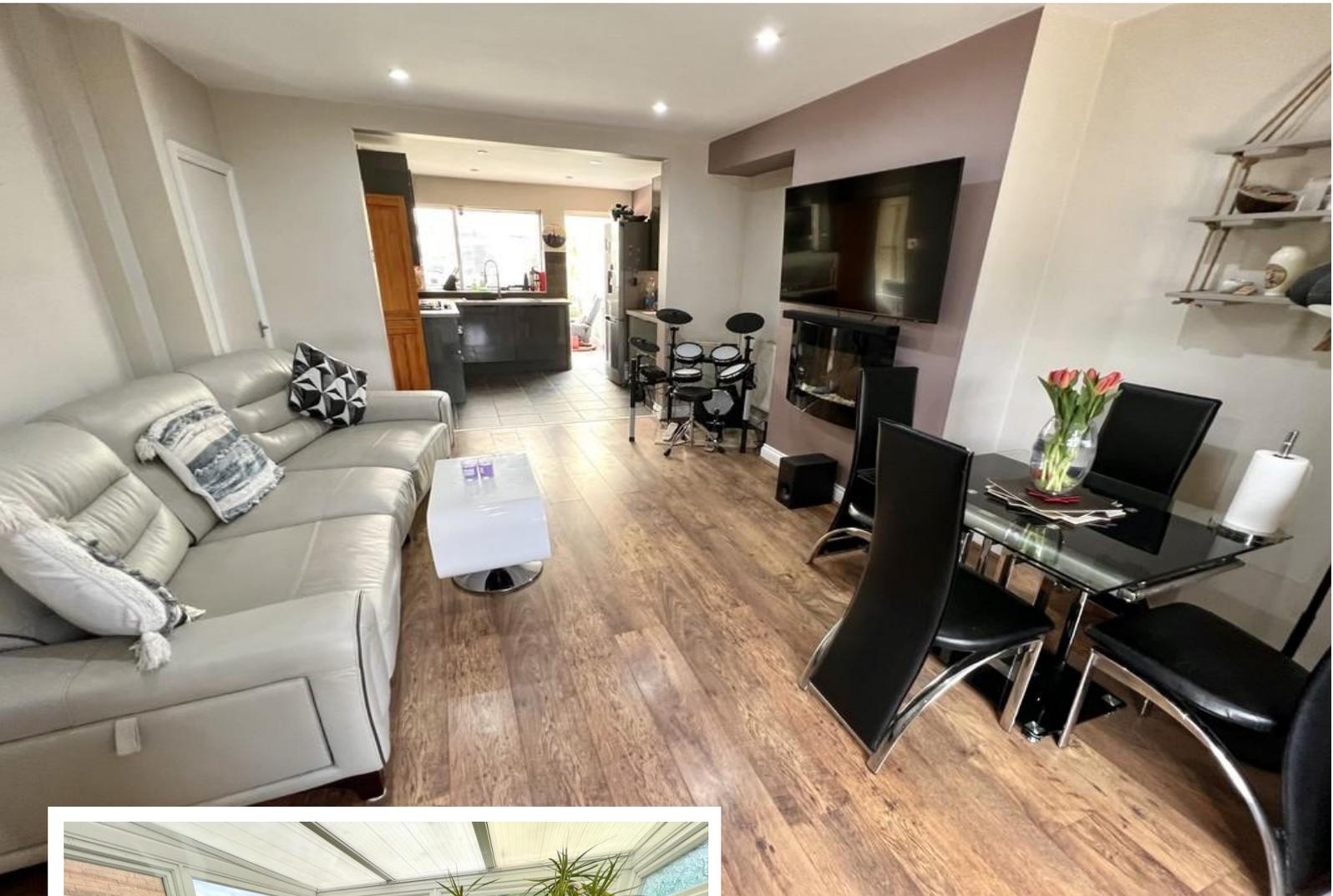
- A Well Presented Mid Terrace Property
- Three Double Bedrooms
- Open Plan Lounge Diner & Kitchen
- Conservatory

£245,000

EPC Rating 60

Current Council Tax Band A





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to gated side access and composite front door leading through to

Entrance Hallway

With wood effect flooring, ceiling light points, radiator, stairs leading to the first floor accommodation and door leading through to



Open Plan Lounge Diner & Kitchen

24' 7" x 12' 1" (7.5m x 3.7m) With double glazed window to front elevation, wood effect flooring, radiator, ceiling spot lights, feature wall mounted electric fire and being open plan to kitchen area which is fitted with a range of contemporary high gloss, handle-less wall, drawer and base units with complementary work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring Bosch gas hob with extractor canopy over, inset Bosch oven, integrated dishwasher, space for fridge freezer, LED under-cupboard lighting, tiled flooring, double glazed window to rear, obscure glazed door leading into conservatory and folding doors leading through to



Utility Area

With space and plumbing for washing machine, cupboard housing Ideal boiler and folding doors leading into



Ground Floor Family Bathroom to Rear

6' 2" x 5' 2" (1.9m x 1.6m) Being fitted with a three piece white suite comprising; tiled panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

Conservatory

9' 2" x 8' 10" (2.8m x 2.7m) With double glazed windows, tiled flooring, power points, radiator, polycarbonate roof and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

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



Bedroom One to Front

17' 0" x 10' 9" (5.2m x 3.3m) With double glazed window to front elevation, radiator, over-stairs storage cupboard, wood effect flooring and ceiling light point

Bedroom Two to Rear

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to rear elevation, radiator, wood effect flooring, built-in cupboards and ceiling light point



Bedroom Three to Rear

9' 6" x 7' 6" (2.9m x 2.3m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point

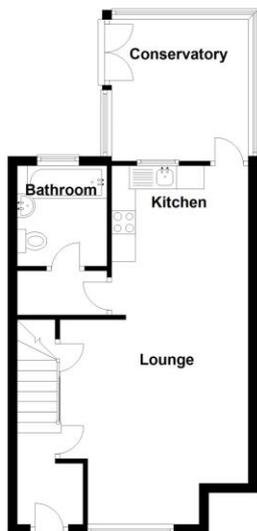
Low Maintenance Rear Garden

Being paved for low maintenance with gated side access, aluminium storage shed, timber decked area, fencing to boundaries, feature pond and a variety of mature shrubs and bushes

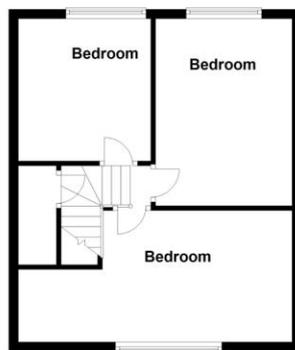
Tenure

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.

Ground Floor



First Floor



Total area: approx. 84.9 sq. metres (913.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	80	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.