



smarthomes

Liddon Road

Acocks Green, Birmingham, B27 7JB

- A Well Presented Mid Terraced Property
- Three Good Sized Bedrooms
- Spacious Lounge
- No Upward Chain

£185,000

EPC Rating 61

Current Council Tax Band – A





Property Description

The property is set back from the road behind a block paved driveway providing off road parking, with gate leading to side access and extending to UPVC double glazed porch.



Enclosed Porch

With double glazed window to side, tiled flooring and double glazed door leading into

Entrance Hallway

With staircase leading off to the first floor, central heating radiator, ceiling light point and doorway opening to



Spacious Lounge to Front

17' 4" (into bay) x 12' 0" (into chimney recess) (5.28m x 3.66m) With double glazed bay window to front elevation, double central heating radiator, ceiling light point, feature Adam style fire surround with marble effect hearth, Living Flame stone effect gas fire and door leading to under-stairs store cupboard



Kitchen to Rear

9' 5" x 9' 4" (2.87m x 2.84m) Being fitted with a range of matching base and wall units with complementary work surfaces over, sink and drainer unit with mixer tap over, tiling to splashback areas, inset Bosch four ring ceramic hob, plumbing for washing machine, ceiling light point, double glazed window and door to the rear garden



Lobby Area

With shelving, central heating radiator and opening to

Ground Floor Shower Room

5' 4" x 6' 3" (1.63m x 1.91m) Being fitted with a three piece white suite comprising of; fully tiled shower enclosure, low flush WC and pedestal wash hand basin, tiled effect flooring, ceiling light point and obscure double glazed window to rear

Accommodation On The First Floor



Landing

With loft hatch leading to boarded loft space (with Velux window) and panelled doors leading off to

Bedroom One to Front

17' 1" (max) narrowing to 13' 9" x 10' 9" (5.21m x 3.28m) With over-stairs storage cupboard, double glazed window to

front elevation, central heating radiator and ceiling light point

Bedroom Two to Rear

12' 10" x 9' 5" (max) (3.91m x 2.87m) With double glazed window to rear elevation, stripped timber effect flooring, central heating radiator, ceiling light point and built-in storage cupboard housing Vaillant central heating boiler

Bedroom Three to Rear

10' 1" x 7' 5" (3.07m x 2.26m) With double glazed window to rear elevation, stripped timber effect flooring, central heating radiator and ceiling light point

Rear Garden

Being mainly laid to lawn with paved patio area and retaining hedgerows

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 vendor. Current council tax band - A

