



smarthomes



- A Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms & Conservatory
- En-Suite Shower Room & Family Bathroom

Ilsey Drive, Acocks Green, Birmingham, B27 7YT Offers in Region of £400,000

A detached family home in a quiet cul-de-sac location benefitting from; no upward chain, four double bedrooms, two reception rooms, conservatory, breakfast kitchen, utility area, en-suite shower room, family bathroom, guest WC, private rear garden, garage and off-road parking. EPC Rating – 78 (C). Council Tax Band – E.



Property Description

The property is set back from the road behind a paved and tarmac driveway providing off road parking extending to up and over garage door and composite obscure double glazed front door leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and composite door leading through to

Entrance Hallway

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

Reception Room One to Front

19' 8" x 10' 5" (6.0m x 3.2m) With double glazed bay window to front elevation, ceiling light point and two radiators





Guest WC

With low flush WC, pedestal wash hand basin, tiling to splashback areas, tiled flooring, extractor, ceiling light point and radiator

Reception Room Two to Rear

13' 5" x 10' 5" (4.1m x 3.2m) With ceiling light point, radiator and double glazed French doors leading through to



Conservatory

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



Breakfast Kitchen to Rear

15' 8" x 7' 6" (4.8m x 2.3m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset Bosch oven, integrated Bosch dishwasher and fridge freezer, radiator, ceiling light points, tiled flooring, double glazed window, part glazed door leading out to the rear garden and archway leading through to

Utility Area

8' 6" x 5' 6" (2.6m x 1.7m) Having fitted base units, laminate work surfaces, space and plumbing for washing machine and tumble dryer, tiling to splashback areas, wall mounted Glow Worm boiler, ceiling light point, tiled flooring and extractor

Accommodation on the First Floor

Landing

With ceiling light point, double glazed window to front, ceiling light points, loft access, radiator, airing cupboard and doors leading off to

Bedroom One to Front

13' 9" x 10' 5" (4.2m x 3.2m) With double glazed window to front elevation, radiator, ceiling light point, built-in wardrobe and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; over-sized walk-in shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and pedestal wash hand basin with complementary tiling and aqua-panelling to splashback areas and floor, shaver socket, ceiling light point and extractor

Bedroom Two to Rear

14' 5" x 10' 9" (4.4m x 3.3m) With two double glazed windows to rear elevation, two radiators and ceiling light point

Bedroom Three to Rear

12' 1" x 9' 10" (3.7m x 3.0m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

9' 6" x 8' 6" (2.9m x 2.6m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom

8' 6" x 6' 2" (2.6m x 1.9m) Being fitted with a three piece suite comprising; panelled bath with shower attachment over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, radiator, shaver socket, extractor and ceiling light point

Rear Garden

Having a paved patio, outside tap, exterior lighting, a variety of vegetable patches, mature shrubs and bushes, two greenhouses and fencing to boundaries

Garage

15' 8" x 8' 2" (4.8m x 2.5m) Having a metal up and over garage door to driveway and ceiling light point

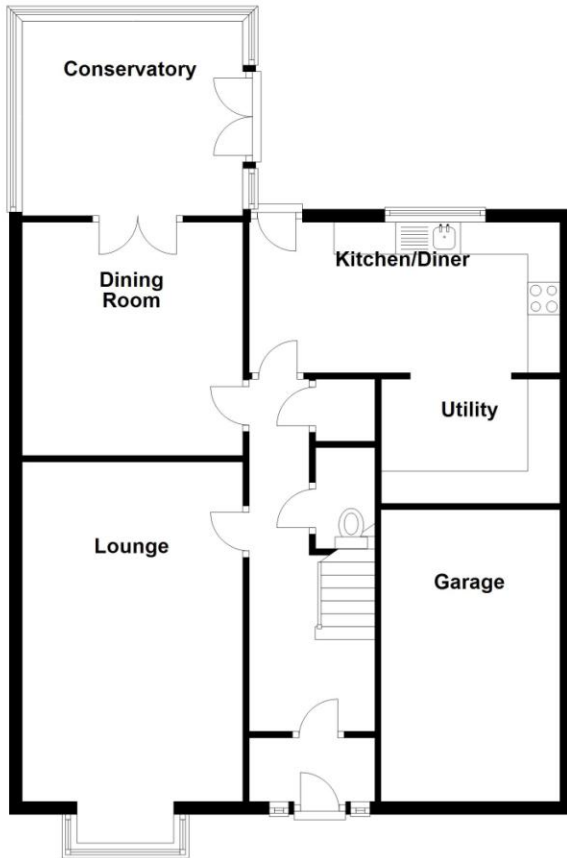
Tenure

We are advised by the vendor that the property is freehold with an annual service charge of £123.00, 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 - E



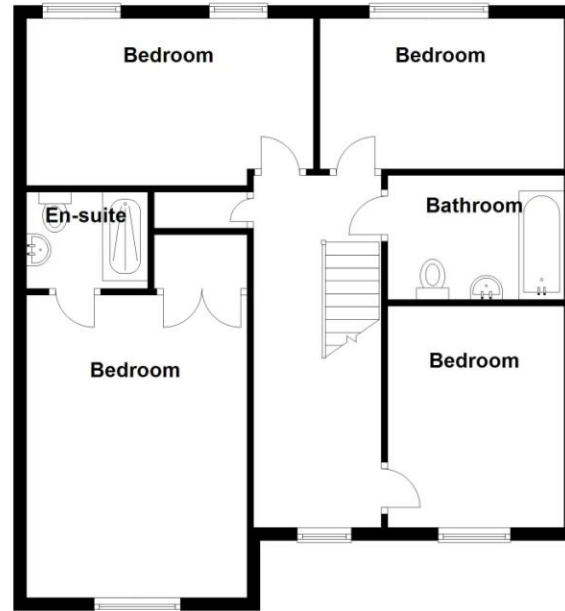
Ground Floor

Approx. 86.0 sq. metres (926.2 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.6 sq. feet)



Total area: approx. 155.6 sq. metres (1674.8 sq. feet)



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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 are 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.