





## Offers Over £210,000

### Greenfinch Road, Smiths Wood, Birmingham, B36 0QX

**\*\* FOUR BEDROOMS \*\* DOUBLE FRONTED PROPERTY \*\* DRIVEWAY \*\* CONSERVATORY \*\***

Viewings is HIGHLY RECOMMENDED on this FOUR BEDROOM end terrace property situated in a cul de-sac location. The property has a PRIVATE DRIVEWAY for approximately three vehicles, an ENCLOSED ENTRANCE PORCH which is open plan to the entrance hallway and gives access to the DOWNSTAIRS GUEST WC, dual aspect lounge to one side of the property, and a dual aspect kitchen/dining room to the other side of the property. Rear inner entrance hallway with a generous storage cupboard, and access to the CONSERVATORY at the rear of the property. To the first floor there is a landing area which gives access to the FOUR BEDROOMS (three doubles and a single) and the FAMILY BATHROOM. The property also benefits from a private rear garden area, double glazing and central heating. Energy Efficiency Rating:- Awaiting

#### Front Garden

Fence border to one side, open border to the other side of the Creteprint driveway providing off road parking for multiple vehicles. Double glazed door situated on a side approach allowing access to:-

#### Entrance Porch

**4'11" x 3'1" (1.50m x 0.94m)**

Double doors allowing access to the utility meter/storage cupboard, wood effect flooring, and a decorative dado rail to the walls. Open plan to:-

#### Entrance Hallway

**10' x 5'8" (3.05m x 1.73m)**

Stairs rising to the first floor landing area, radiator, wood effect flooring continuing through from the entrance porch area, and a decorative coving finish to the walls. Doors to:-

#### Downstairs WC

**6' x 2'7" (1.83m x 0.79m)**

Suite comprised of a low flush WC and a pedestal wash hand basin. Tile effect

flooring, panelling to the ceiling area, partly panelled walls and partly tiled walls with a decorative dado rail over., and a double glazed window to the side.

#### Lounge

**18'6" x 11'3" (5.64m x 3.43m)**

Dual aspect lounge with double glazed windows to the front and to the rear, decorative coving finish to the ceiling area, and a radiator. Oak flooring, decorative wooden design fireplace with a stone effect back over hearth, and a further internal door to the side leading to the rear inner hallway area.

#### Kitchen/Dining Room

**18'6" x 11'3" (5.64m x 3.43m)**

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of a Bosch oven with a microwave above, gas hob, with a glass effect splash back and a stainless steel extractor over. Plumbing for a washing machine, with

further plumbing for a dishwasher and a wall mounted boiler. Radiator, decorative coving finish to the ceiling area, wood effect flooring, and partly panelled walls. Dual aspect double glazed windows to the front and to the rear. Internal door to the side leading through to:-

#### Inner Rear Hallway

**5'8" x 3'7" (1.73m x 1.09m)**

Quarry style tiling to the floor area, bifold doors to the side allowing access to the generous under stairs storage cupboard, internal door through to the rear of the lounge area and a set of double glazed double doors to the rear into:-

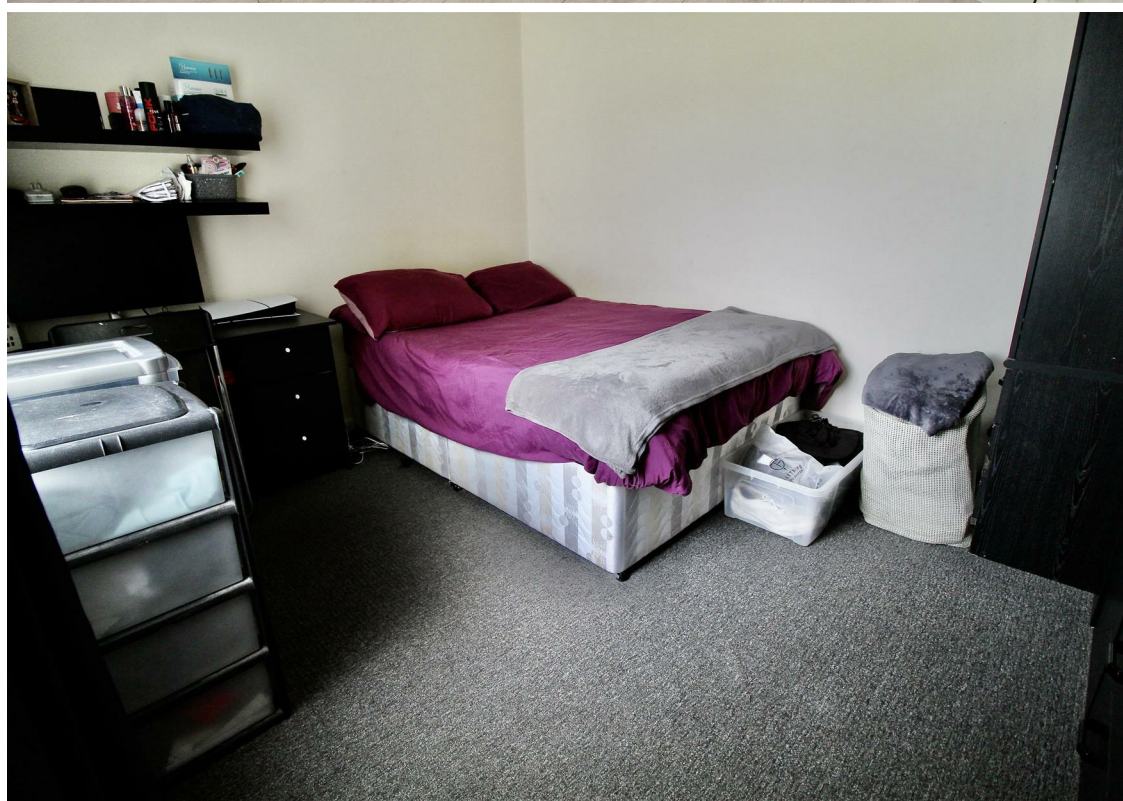
#### Conservatory/Sun Room

**15'10" x 9'4" (4.83m x 2.84m)**

Double glazed high level windows either side of the double glazed sliding patio doors to the rear allowing access to the rear garden area. Spotlights inset to the panelled ceiling, further double glazed window to the front into the lounge area and wood effect flooring

## FIRST FLOOR







## Landing

Decorative dado rail to the walls, loft access via the hatch area and a double glazed window to the rear. Doors to:-

## Bedroom One

12'3" max 6'7" min x 11'3" max 8'8" min  
(3.73m max 2.01m min x 3.43m max 2.64m min)

Double glazed window to the front, radiator, and a decorative coving finish to the ceiling area.

## Bedroom Two

11'6" x 9'2" (3.51m x 2.79m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

## Bedroom Three

11'6" max 9'11" min x 9'1" (3.51m max 3.02m min x 2.77m)

Double glazed window to the front, radiator, built in storage/wardrobe area and wood effect flooring

## Bedroom Four

11'5" x 5'10" (3.48m x 1.78m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

## Family Bathroom

7'7" x 5'5" max 4'1" min (2.31m x 1.65m max 1.24m min )

Suite comprised of a P-Shape panelled bath with a curved shower screen to the side and boiler fed rainfall shower over with a further detachable shower incorporated. Low flush WC and a wash hand basin inset to the vanity unit. Tiling to the walls extending over the window sill area with a chrome effect trim, and tile effect flooring. Spotlights inset to the ceiling area, ladder style radiator, and a double glazed window to the front

## OUTSIDE

## Rear Garden

Fence perimeters surrounding a paved patio area leading to a garden laid mainly to lawn with mature shrubbery flower bed borders and a brick built storage shed.

## FURTHER INFORMATION

Bryant Wall Frame build  
Cul-De-Sac Location  
Currently being offered with No Upward Chain

