



26 Tamar Drive, Smiths Wood, B36 0SR

£175,000

This semi detached home situated in a popular residential location briefly comprises hallway, lounge, kitchen/diner, conservatory, three bedrooms, bathroom and separate w/c. There is a driveway to the front leading to a side garage and an enclosed rear garden. This property does require some modernisation and will be freehold on completion.

Approach

Via driveway area laid to stones and path to front door.



Hallway

Double glazed door to front, stairs to first floor accommodation and ceiling light point.

Lounge

11'11 x 12'02 (3.63m x 3.71m)

Double glazed window to front, fire place with electric fire and ceiling light point.



Kitchen

15'01 x 10'05 (4.60m x 3.18m)

Double glazed window to rear, sliding patio doors to rear leading to conservatory, wall base and drawer units, gas hob with extractor over, electric oven, sink with drainer and mixer tap, two storage cupboards, space for white goods and two ceiling light points.



Conservatory

14'09 x 10'07 (4.50m x 3.23m)

Double glazed window to side and rear, double glazed French doors to side, ceiling light point and wall light point.



Landing

Single glazed window to side, loft access, storage cupboard and ceiling light point.

Bedroom One

8'07 max x 14'11 (2.62m max x 4.55m)

Double glazed window to front, built in wardrobes and storage and ceiling light point.



Bedroom Two

10'11 x 6'07 (3.33m x 2.01m)

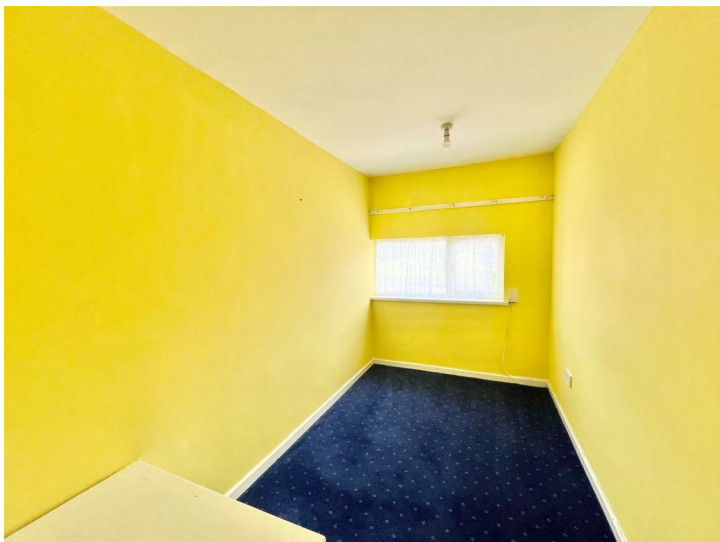
Double glazed window to rear and ceiling light point.



Bedroom Three

6'03 x 11'02 max (1.91m x 3.40m max)

Double glazed window to front and ceiling light point.



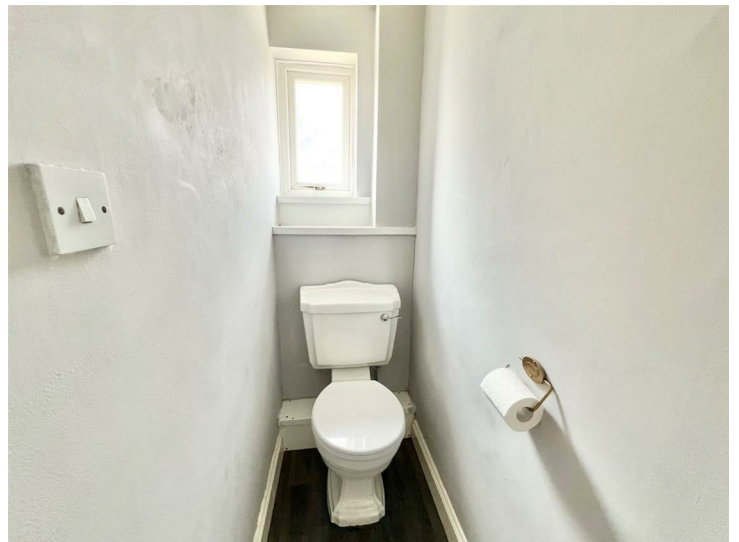
Bathroom

Double glazed window to rear, panel bath with shower over pedestal hand wash basin and ceiling light point.



Separate W/C

Double glazed window to rear, low level w/c and ceiling light point.



Rear Garden

Paved patio area, laid to lawn and enclosed to neighbouring boundaries.



Garage

Up and over door.

Further Information

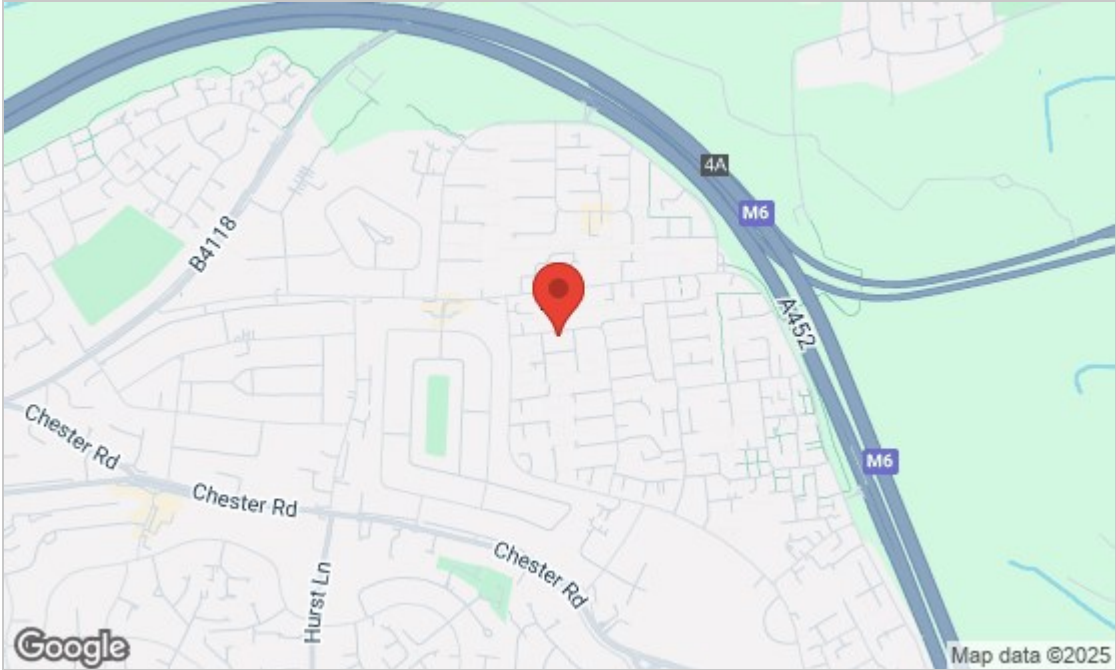
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - TBC

Leasehold - Approx 47 years remaining but will be freehold on completion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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