



smarthomes

Westfield Road

Acocks Green, Birmingham, B27 7TL

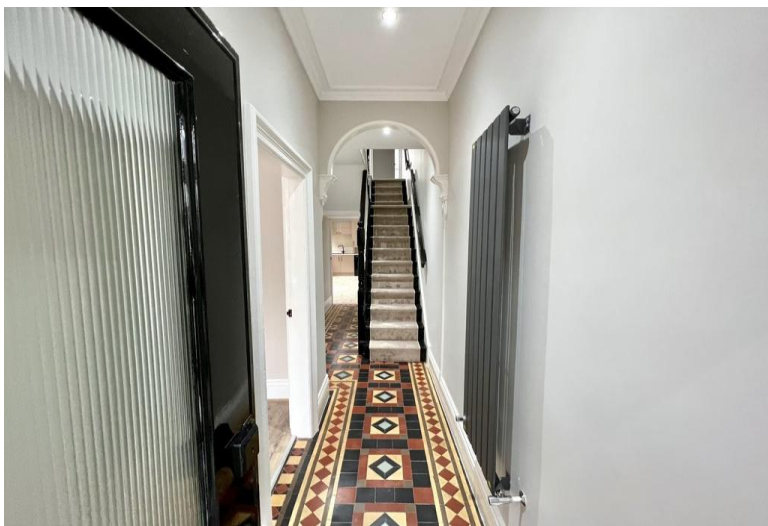
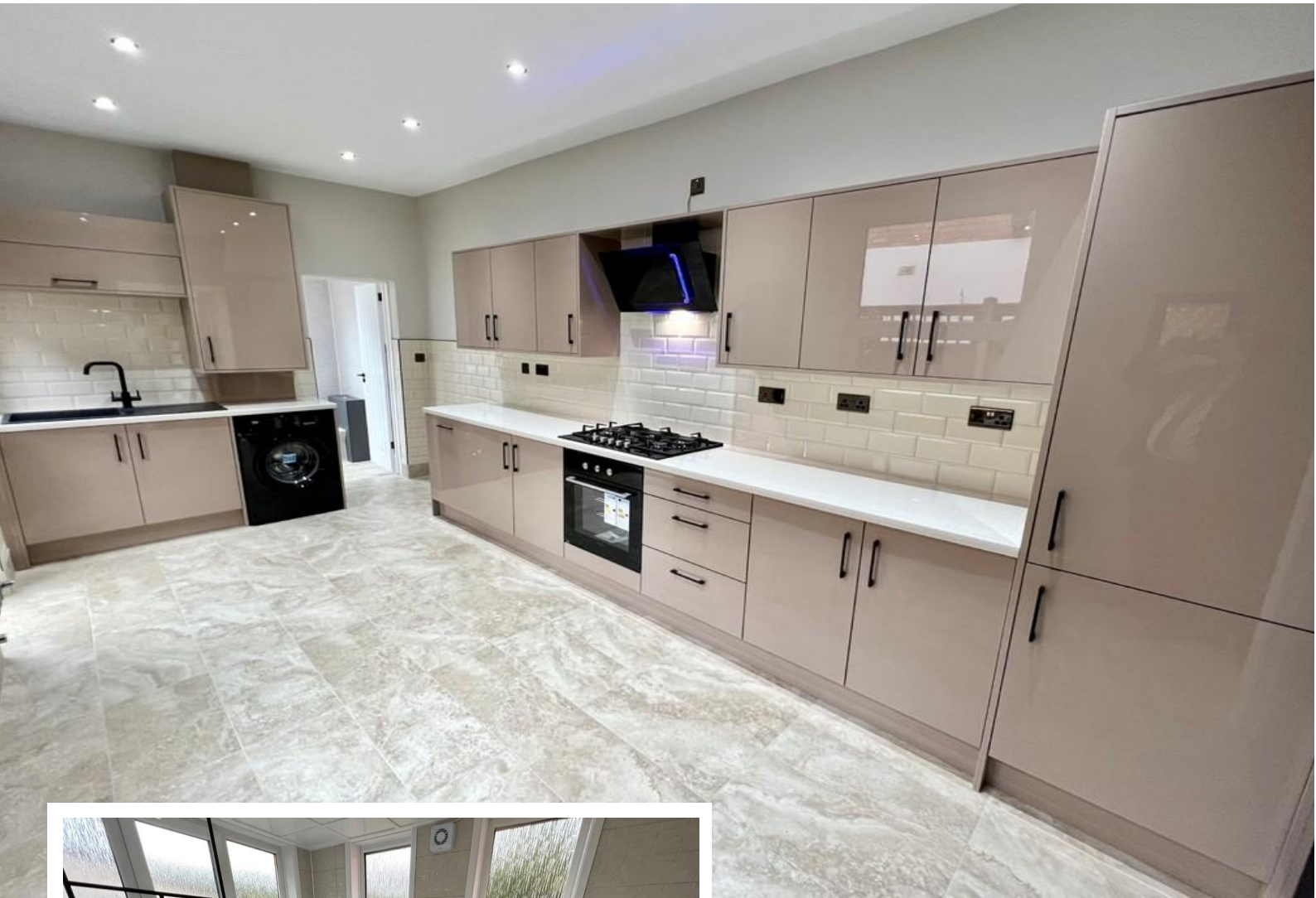
- A Refurbished Four Bedroom Period Property
- Two Reception Rooms
- Contemporary Re-Fitted Breakfast Kitchen
- Re-Fitted First Floor Shower Room & Ground Floor Bathroom
- Low Maintenance South Facing Rear Garden
- No Upward Chain

£350,000

EPC Rating 36

Current Council Tax Band C





Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With ceiling light point, feature Minton style flooring and original front door with glazed inserts leading through to

Entrance Hallway

With Minton style flooring, ceiling light points, vertical radiator, coving to ceiling, feature archway, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

14' 1" x 12' 5" (4.3m x 3.8m) With double glazed bay window to front elevation, two vertical radiators, feature panelling, coving to ceiling, ceiling light point with decorative rose, wood effect flooring and chimney recess with wall mounted electric fire



Reception Room Two to Rear

12' 1" x 10' 9" (3.7m x 3.3m) With double glazed French doors leading out to the South facing rear garden, coving to ceiling, picture rail, vertical radiator, ceiling light point, fitted shelving and chimney recess with brick surround, wall mounted electric fire and tiled hearth



Contemporary Breakfast Kitchen to Rear

18' 0" x 8' 10" (5.5m x 2.7m) Being re-fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, composite sink and drainer unit with mixer tap, Metro style tiling to splashback areas, five ring gas hob with feature extractor canopy over, inset electric oven, space and plumbing for washing machine, integrated dishwasher and fridge freezer, cupboard housing Baxi boiler, vertical radiator, spot lights to ceiling, tiled flooring, double glazed windows and door leading out to the rear garden and door leading into



Ground Floor Bathroom to Rear

Being re-fitted with a contemporary three piece white suite comprising; panelled bath with thermostatic rainfall shower over, additional shower attachment and glazed screen, WC with enclosed cistern and vanity wash hand basin with cupboards below, complementary tiling to walls and floor, obscure double glazed windows to side and rear, ladder style radiator, extractor and spot lights to ceiling



Accommodation on the First Floor

Landing

With spot lights to ceiling, useful storage cupboard and doors leading off to

Bedroom One to Rear

12' 1" x 10' 9" (3.7m x 3.3m) With double glazed window to rear elevation, radiator, picture rail and ceiling light point

Bedroom Two to Front

10' 2" x 8' 10" (3.1m x 2.7m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Front

12' 1" x 8' 10" (3.7m x 2.7m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Four to Rear

9' 2" x 7' 2" (2.8m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point

Contemporary Shower Room

7' 2" x 5' 6" (2.2m x 1.7m) Being re-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 with enclosed cistern and vanity wash hand basin with cupboards beneath, complementary tiling to water prone areas and floor, obscure double glazed window to side, ladder style radiator, spot lights to ceiling and loft access



Low Maintenance South Facing Rear Garden

Being paved for low maintenance with raised borders, a variety of mature shrubs, trees and bushes, external power points, security lighting and outside tap

Tenure

We are advised by the vendor that the property is freehold, 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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.