



smarthomes

## Sandmere Grove

Yardley Wood, Birmingham, B14 4JD

- A Very Well Presented Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

**Offers Over £250,000**

EPC Rating - 53

Current Council Tax Band - B





## Property Description

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

### Enclosed Porch

With double glazed windows to property frontage and sides and further UPVC double glazed door leading to

### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



### **Lounge to Front**

16' 5" x 12' 7" (5m x 3.84m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring, ceiling light point, door to under stairs storage cupboard and door to



### **Re-fitted Kitchen/Diner to Rear**

13' 8" x 8' 9" (4.17m x 2.67m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level electric oven, space and plumbing for washing machine, tumble dryer and dishwasher, metro tiling to splash back areas, laminate flooring, radiator, ceiling spot lights and light point, two UPVC double glazed windows to the rear aspect and a UPVC double glazed door leading to rear garden



### **Landing**

With ceiling light point, double glazed window to side, loft hatch and doors leading off to

### **Bedroom One to Front**

10' 4" x 9' 5" (3.15m x 2.87m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

### **Bedroom Two to Rear**

12' 4" x 8' (3.76m x 2.44m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point



### **Bedroom Three to Rear**

9' 2" x 7' 1" (2.79m x 2.16m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point



### Re-Fitted Family Bathroom

7' 4" max x 5' 6" (2.24m max x 1.68m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, wall mounted gas central heating boiler, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure double glazed windows to the front and side elevations



### Large Private Rear Garden

Being mainly laid to lawn with decked patio area, gravelled borders, gated access to property frontage and panelled fencing to boundaries

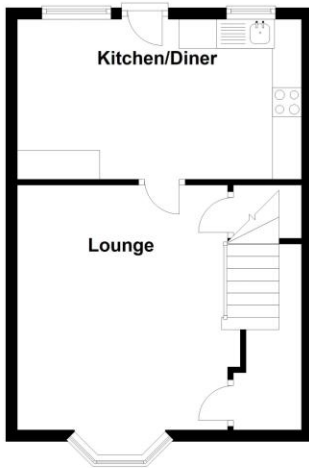
### Storage Garage

With side hung doors to property frontage

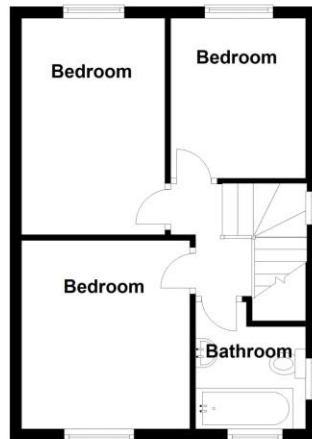
### Tenure

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 Nigel Hodges. Current council tax band - B

**Ground Floor**  
Approx. 34.8 sq. metres (374.4 sq. feet)



**First Floor**  
Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	83	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.