



smarthomes

Tavistock Road

Acocks Green, Birmingham, B27 7LA

- A Well Maintained Mid Terrace Property
- Two Double Bedrooms
- Re-Fitted Kitchen
- Conservatory
- Pleasant South East Facing Rear Garden

£200,000

EPC Rating 67

Current Council Tax Band A





Property Description

The property is set back from the road behind a block paved hard-standing and paved pathway leading to steps up to UPVC double glazed door to

Enclosed Porch

With double glazed windows and door leading through to

Lounge to Front

15' 9" x 11' 9" (4.8m x 3.58m) With double glazed window to front elevation, radiator, ceiling light point, wood effect flooring, door to storage cupboard, wooden fire surround and door leading through to



Re-Fitted Kitchen to Rear

15' 11" x 7' 8" (4.85m x 2.34m) Being re-fitted with an attractive range of wall, drawer and base units with complementary Granite effect work surfaces, sink and drainer unit with mixer tap, decorative tiling to splashback areas, four ring gas hob, inset electric oven, space and plumbing for washing machine and tumble dryer, tiled flooring, two ceiling light points, under-stairs storage area with space for fridge freezer, two double glazed windows, opening to stairs to first floor accommodation and UPVC double glazed door leading through to



Conservatory

9' 3" x 12' 0" (2.82m x 3.66m) With double glazed windows, polycarbonate roof, wall lighting and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point, loft hatch with drop down ladder and doors leading off to

Bedroom One to Rear

12' 10" x 8' 7" (3.91m x 2.62m) With double glazed window to rear elevation, radiator, over-stairs storage cupboard and ceiling light point



Bedroom Two to Front

10' 11" x 8' 0" (3.33m x 2.44m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point



Family Bathroom to Front

7' 6" x 8' 11" (2.29m x 2.72m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to front, radiator, ceiling light point and extractor



Pleasant South East Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, timber potting shed, fencing to boundaries and a variety of mature shrubs

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	87	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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