



smarthomes

Rock Avenue

Rednal, Birmingham, B45 8QH

- A Semi-Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- No Upward Chain

£220,000

EPC Rating - 64

Current Council Tax Band - B





Property Description

The property is set back from the road behind a paved frontage with a laid lawn area to side and a UPVC double glazed door leading into

Enclosed Porch

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

Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Through Lounge/Diner

26' 10" x 11' (8.18m x 3.35m) With wood effect flooring, UPVC double glazed bay window to front elevation, UPVC double glazed door to rear garden, two wall mounted radiators, wall and ceiling light points and two feature exposed brick fireplaces



Fitted Kitchen to Side

8' x 6' 5" (2.44m x 1.96m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding electric cooker with extractor hood over, tiling to splash back areas, ceiling light point, UPVC double glazed window to the side aspect and UPVC double glazed door leading to



Conservatory/Utility

7' 4" x 5' 10" (2.24m x 1.78m) With UPVC double glazed windows, cupboard housing a gas central heating boiler and double glazed French doors leading out to the rear garden



Landing

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

Bedroom One to Front

13' 7" x 10' 2" (4.14m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

14' x 11' (4.27m x 3.35m) With double glazed bay window to rear elevation, radiator and wall and ceiling light points

Bedroom Three to Side

7' 6" x 7' (2.29m x 2.13m) With double glazed window to side elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

7' 9" x 6' 2" (2.36m x 1.88m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, wood effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

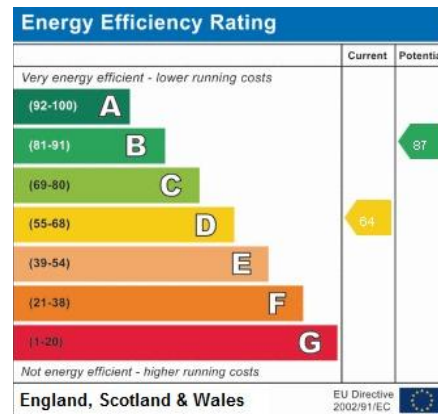
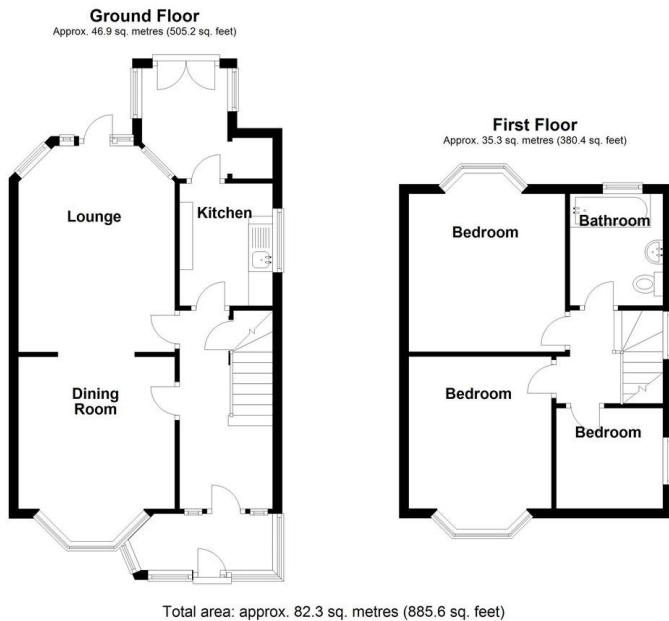


Southerly Facing Rear Garden

Being mainly laid to lawn with concrete and decked patio areas, gated side access, panelled fencing to boundaries and access to a timber garage/workshop

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



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