



smarthomes

Elton Grove

Acocks Green, Birmingham, B27 7SE

- Mid Terraced Property
- Two Double Bedrooms
- Kitchen Breakfast Room
- Lounge

£190,000

EPC Rating 59

Current Council Tax Band - A





Property Description

The property is set back from the road behind a gravel and paved driveway providing off road parking and extending to

Enclosed Porch

With quarry tiled floor and further door leading into

Entrance Hallway

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





Lounge to Front

17' 4" x 12' 5" (5.28m x 3.78m) With double glazed bay window to front elevation, central heating radiator, ceiling light point and stone effect fire surround with illuminated stone display, door to under stairs storage cupboard and door off to



Kitchen Breakfast Room

15' 6" x 10' 0" (4.72m x 3.05m) Being fitted with a range of base units and matching wall units with complementary work surfaces, sink and drainer unit, tiling to splashback areas, wall mounted Worcester central heating boiler, free standing gas cooker, ceiling lights, glazed window and door leading to the veranda



Rear Veranda

11' 7" x 5' 3" (3.53m x 1.6m) With tiled flooring, double glazed windows to rear elevation, plumbing for washing machine, roll-top work surface over, polycarbonate roof and courtesy door leading out to rear garden

Accommodation On The First Floor

Landing

With access to loft space, ceiling smoke alarm and doors leading off to



Bedroom One to Front

17' 5" (max) x 11' 2" (5.31m x 3.4m) With two double glazed windows to the front elevation, central heating radiator, two ceiling light points and over stairs store cupboard



Bedroom Two to Rear

12' 8" x 9' 9" (3.86m x 2.97m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a Champagne coloured suite comprising; panelled bath, low flush WC and pedestal wash hand basin, with tiling to water prone areas, ceiling light point and obscure double glazed window to rear

Rear Garden

Being mainly laid to lawn with paved patio, dwarf brick built wall and shrubs providing privacy

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 Nigel Hodges. Current council tax band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		