



smarthomes

Fox Hollies Road

Acocks Green, Birmingham, B27 7TH

- A Recently Refurbished Mid Terrace Property
- Three Bedrooms
- Re-Fitted Bathroom
- Re-Fitted Kitchen

£210,000

EPC Rating 69

Current Council Tax Band B





Property Description

The property is set back from the road behind a lawned fore garden with paved pathway extending to canopy porch with UPVC double glazed door leading through to

Entrance Hall

With ceramic flooring, stairs leading to the first floor accommodation, ceiling light point, radiator and door leading through to

Dual Aspect Lounge

21' 8" x 9' 11" (6.6m x 3.02m) With double glazed windows to front and rear elevations, two radiators, two ceiling light points, wall lighting and door leading into



Re-Fitted Kitchen to Rear

9' 4" x 9' 0" (2.84m x 2.74m) Being re-fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob, inset electric oven, breakfast bar seating area, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear, UPVC double glazed door leading out to the rear garden and door leading into



Utility Room

6' 0" x 6' 4" (1.83m x 1.93m) With UPVC obscure double glazed door to front, tiled flooring, radiator, space and plumbing for washing machine and space for fridge freezer

Accommodation on the First Floor

Landing

With ceiling light point, loft hatch, cupboard housing boiler and doors leading off to



Bedroom One to Front

14' 4" x 9' 11" (4.37m x 3.02m) With double glazed window to front elevation, radiator, built-in wardrobe and ceiling light point

Bedroom Two to Rear

7' 2" x 10' 2" (2.18m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

6' 5" x 11' 3" (1.96m x 3.43m) With double glazed window to front elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

6' 11" x 9' 0" (2.11m x 2.74m) Being re-fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, additional shower attachment and glazed screen, low flush WC and vanity wash hand basin, with complementary tiling to walls and floor, extractor, two obscure double glazed windows to rear, ladder style radiator and spot lights to ceiling



Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway and fencing to boundaries

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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(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	

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