



smarthomes

## Camford Grove

Kings Heath, Birmingham, B14 5HB

- A Semi-Detached Family Property
- Three Bedrooms
- No Upward Chain
- Spacious Lounge & Kitchen/Diner

**Offers Over £235,000**

EPC Rating - 65

Current Council Tax Band - D





## Property Description

The property is set back from the road behind a block paved driveway providing ample parking and extending to double glazed door with obscure insert and matching windows to either side leading into

## Entrance Hallway

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



### **Lounge to Front**

16' 8" (into bay) x 9' 10" (5.1m x 3.0m) With double glazed bay window to front elevation, central heating radiator and ceiling light point



### **Breakfast Kitchen to Rear**

15' 5" x 8' 6" (4.7m x 2.6m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with double electric oven and grill beneath, stainless steel extractor over, space for a fridge freezer, space for under counter freezer, plumbing for washing machine, central heating radiator, cupboard housing the central heating boiler, ceiling light, two double glazed windows to rear and double glazed obscure door to side.



### **Landing**

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

### **Bedroom One to Rear**

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed half bay window to rear elevation, central heating radiator and ceiling light point



### **Bedroom Two to Front**

13' 1" (into bay) x 9' 10" (4.0m x 3.0m) With double glazed bay window to front elevation, central heating radiator and ceiling light point

### **Bedroom Three to Front**

6' 10" x 6' 2" (2.1m x 1.9m) With double glazed window to front elevation, central heating radiator and ceiling light point





### Family Bathroom to Rear

5' 2" x 6' 2" (1.6m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with Galaxy Aqua shower over and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas, central heating radiator, ceiling light and obscure double glazed window to the rear elevation



### Rear Garden

With block paved patio area, gated side access, outside tap, steps leading down to mainly lawned area with side pathway leading to rear with timber framed shed, rear gated access, fencing to boundaries and a variety of trees and bushes.

### 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 - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC