



smarthomes

Fox Green Crescent

Acocks Green, Birmingham, B27 7SH

- A Semi-Detached Property
- Two Double Bedrooms
- Lounge
- Conservatory

£179,950

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a lawned fore garden and paved driveway providing off road parking extending to front door

Entrance Hall

With ceiling light point, louvered doors to storage cupboard and door leading into

Lounge to Front

16' 11" into bay x 13' 1" (5.16m x 3.99m)
With double glazed bay window to front elevation, ceiling light point, radiator, feature fireplace with electric fire and marble hearth and surround, door to stairs to first floor accommodation and door leading into



Kitchen to Rear

12' 10" x 9' 6" (3.91m x 2.9m) Being fitted with a range of wall, drawer and base units, work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, double glazed windows to side and rear elevations, tiled flooring, radiator, strip lighting and double glazed door to



Conservatory

11' 4" x 8' 1" (3.45m x 2.46m) With polycarbonate roof, laminate flooring and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

With access to loft space, double glazed window, ceiling light point and doors radiating off to



Bedroom One to Front

16' 3" max x 13' 2" (4.95m x 4.01m) With double glazed window to front elevation, original cast iron fire surround, handy over-stairs storage cupboard, radiator and ceiling light point



Bedroom Two to Rear

12' 11" x 8' 6" (3.94m x 2.59m) With double glazed window to rear elevation, radiator, original fire surround and ceiling light point



Re-Fitted Shower Room to Rear

Being re-fitted with a modern three piece white suite comprising shower cubicle with overhead rainfall shower, further handheld shower attachment and aqua-panelling, low flush WC and vanity wash hand basin with cupboards beneath, a range of fitted storage units, touch light mirror, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator, spot lights to ceiling and airing cupboard housing Worcester boiler

Rear Garden

Being mainly laid to lawn with shrub borders, fencing to boundaries, timber storage shed and gated side access

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