



smarthomes

Branscombe Close

Kings Heath, Birmingham, B14 6PP

- A Beautifully Presented Semi-Detached Family Home
- Three Good Sized Bedrooms
- Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

£295,000

EPC Rating '68'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a pebbled flower bed to side extending to UPVC double glazed double doors leading into

Entrance Porch

With a double glazed porthole window to side, tiled flooring, light point and further door to

Lounge to Front

16' x 12' 4" (4.88m x 3.76m) With UPVC double glazed window to front elevation with fitted shutters, wall mounted radiator, feature brick fireplace and display plinths with electric fire inset, coving to ceiling, stairs rising to first floor, laminate flooring, wall and ceiling light points and door to



Re-Fitted Kitchen/Diner to Rear

18' 5" x 7' (5.61m x 2.13m) Being re-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, further incorporating a ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas and flooring, radiator, ceiling spot lights, a double glazed window to the rear aspect, double glazed door leading to covered side passage and a double glazed sliding patio door leading to



Conservatory

11' 1" x 7' 9" (3.38m x 2.36m) Of UPVC construction with windows and French doors to rear, polycarbonate roof, tiled flooring and ceiling light point

Covered Side Passage

21' 9" x 3' 6" (6.63m x 1.07m) With a built in storage cupboard, gas central heating boiler, polycarbonate roof, doors to front and rear of the property and further door to



Inner Lobby

With tiled flooring, wooden style panelling, door to garage and door to

Guest W.C

Being fitted with a suite comprising a low flush WC and vanity wash hand basin. Tiling to splash back areas and floor and ceiling light point

Landing

With an obscure double glazed window, loft access, ceiling light point, wood effect flooring, built in storage cupboard and door to

Bedroom One to Front

9' 7" x 9' 6" (2.92m x 2.9m) With double glazed window to front elevation, a range of mirror fronted wardrobes, laminate flooring, radiator and ceiling light point



Bedroom Two to Rear

10' 3" x 9' 5" (3.12m x 2.87m) With double glazed window to rear elevation, laminate flooring, built in wardrobes, radiator and ceiling light point



Bedroom Three to Front

9' 6" x 7' 2" (2.9m x 2.18m) With double glazed window to front elevation, a range of sliding mirror fronted wardrobes, laminate flooring, radiator and ceiling light point

Re-Fitted Family Bathroom

7' 3" x 6' 8" (2.21m x 2.03m) Being re-fitted with a white suite comprising of a feature freestanding bath with shower attachment, walk in shower enclosure and a vanity wash hand basin. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window



Separate W.C

Being fitted with a low flush W.C, obscure UPVC double glazed window, tiling to floor and ceiling light point

Landscaped Rear Garden

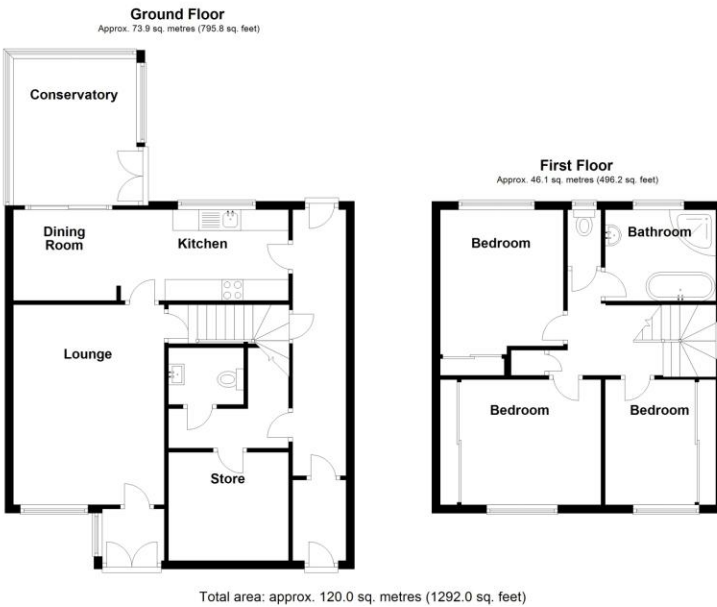
Being paved and block paved for ease of maintenance, planted shrubbed and flowering borders and panelled fencing to boundaries

Garage Store

10' 8" x 8' 10" (3.25m x 2.69m) With an up and over door to property frontage, ceiling light point and courtesy door to inner lobby

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements