



smarthomes

Jasmin Croft

Kings Heath, Birmingham, B14 5AX

- A Well Presented Semi Detached Family Home
- Three Double Bedrooms
- L-Shaped Lounge Diner
- South Facing Rear Garden With Open Views To Rear

£259,950

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a lawned fore garden with block paved driveway providing off road parking extending to up and over garage door, obscure glazed door to side access and UPVC double glazed door leading into

Enclosed Porch

With external lighting and UPVC obscure double glazed door leading into

Spacious Entrance Hall

With feature floor to ceiling window to front, stairs leading to the first floor accommodation, radiator, coving to ceiling, ceiling light point, opening to kitchen and door leading into



L-Shaped Lounge Diner to Rear

19' 0" x 18' 0" (5.8m x 5.5m) With double glazed French doors leading out to the rear garden, coving to ceiling, wall lighting, ceiling light point, radiator, double glazed window to rear elevation and gas fire with marble hearth and surround

Kitchen

11' 1" x 6' 10" (3.4m x 2.1m) Being fitted with a range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset electric oven, space and plumbing for washing machine, space for fridge, wall mounted Glow Worm boiler, useful pantry cupboard, double glazed window and door to side, coving to ceiling, radiator, ceiling light point and wood effect laminate flooring



Side Passage

With UPVC double glazed doors to driveway and rear garden, wall and base units, polycarbonate roof and tiled flooring

Accommodation on the First Floor



Landing

With UPVC obscure double glazed window to side elevation, coving to ceiling, ceiling light point, loft access and doors leading off to

Bedroom One to Front

13' 1" x 9' 6" (4m x 2.9m) With double glazed window to front elevation, radiator, wall lighting, ceiling light point, coving to ceiling and a range of fitted wardrobes and bedroom furniture

Bedroom Two to Rear

13' 5" x 9' 6" (4.1m x 2.9m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point



Bedroom Two to Rear

10' 5" x 7' 10" (3.2m x 2.4m) With double glazed window to rear elevation, coving ceiling, radiator, ceiling light point and a range of built in wardrobes and bedroom furniture



L-Shaped Family Shower Room to Front

7' 6" x 5' 10" (2.3m x 1.8m) Being fitted with a feature oversized vanity sink unit with cupboards beneath and double walk-in shower with Triton electric shower and aquaplaning to walls, obscure double glazed window to front, tiling to walls, radiator, useful airing cupboard and ceiling light point

Separate WC

With low flush WC, obscure double glazed window to side elevation, ceiling light point and coving to ceiling

Pleasant South Facing Rear Garden

Being mainly laid to lawn with Indian slate paved patio, fencing to boundaries, flower borders, useful shed and open fields to rear



Garage

15' 5" x 6' 10" (4.7m x 2.1m) With metal up and over garage door to driveway, gas meter, electric consumer board, electric power points and cold water tap

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.