



smarthomes

## Greenleigh Road

Yardley Wood, Birmingham, B14 4HZ

- A Mid-Terrace Property
- Two Double Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Bathroom

**£195,000**

EPC Rating '49'





## Property Description

The property is set back from the road behind a paved driveway providing off road parking with hedgerow and picket fenced borders to sides and a storm porch with UPVC double glazed door leading into

## Entrance Hallway

With engineered wooden flooring, ceiling light point, stairs leading to the first floor accommodation and door leading off to





### **Lounge to Front**

14' 1" x 11' 9" (4.3m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, under stairs storage cupboard, engineered wooden flooring, feature gas fire with stone hearth, inlay and surround and door to



### **Re-Fitted Kitchen to Rear**

15' 1" x 8' 10" (4.6m x 2.7m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, concealed wall mounted gas central heating boiler, ceiling spot lights, a double glazed door to rear garden and two double glazed windows to the rear aspect



### **Landing**

With a built in storage cupboard, loft access and door to



### **Bedroom One to Front**

17' 0" max x 10' 5" (5.2m max x 3.2m) With two double glazed windows to front elevation, laminate flooring, over stairs storage cupboard, radiator and ceiling light point

### **Bedroom Two to Rear**

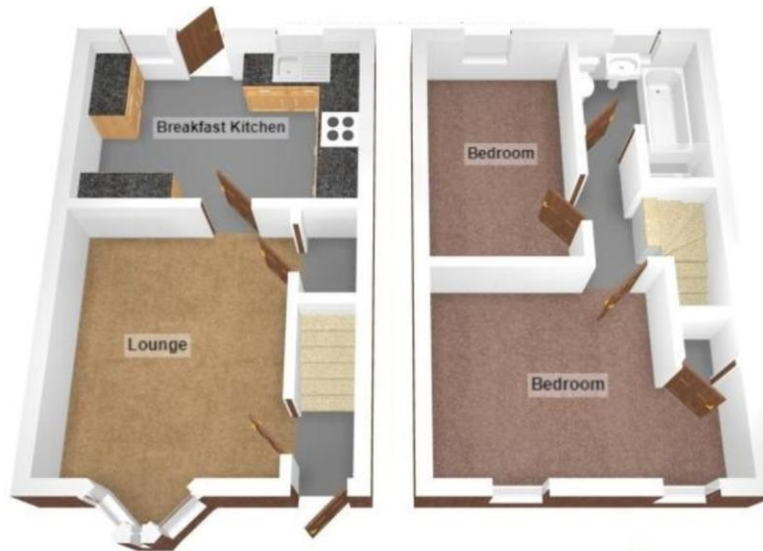
12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point



**Re-Fitted Family Bathroom to Rear**  
 9' 6" x 7' 2" (2.9m x 2.2m) Being re-fitted with a modern white suite comprising of a panelled bath with centralised taps, large walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation



**Well Screened Rear Garden**  
 Being mainly laid to lawn with paved patio area, shared gated side access and panelled 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

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 78        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 49                      |           |
| (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 |           |

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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