



smarthomes

Electric Way

Tyseley, Birmingham, B11 3NJ

- A Well Presented Semi Detached Property
- Three Bedrooms
- En-Suite Shower Room, Family Bathroom & Guest WC
- Dining Kitchen

£230,000

EPC Rating '83'





Property Description

The property is set back from the road with tarmac driveway to side providing off road parking extending to gated access to the rear garden, a gravel fore-garden and paved pathway leading to exterior lighting and double glazed composite front door giving access to



Entrance Hallway

With radiator, ceiling light point, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With obscure double glazed window to front, low flush WC, corner pedestal wash hand basin with tiling to splashback area, radiator and ceiling light point



Lounge to Front

14' 1" x 11' 9" (4.3m x 3.6m) With double glazed window to front elevation, radiator, ceiling light point, useful under-stairs storage cupboard and door leading into

Dining Kitchen to Rear

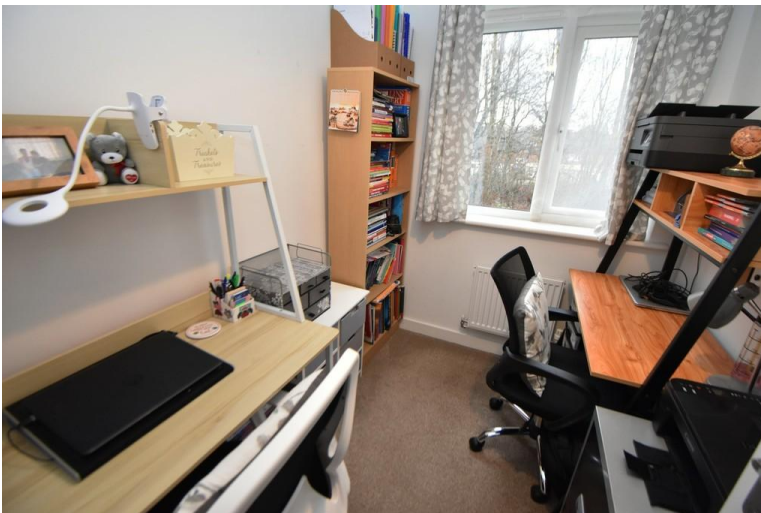
15' 1" x 8' 10" (4.6m x 2.7m) Being fitted with a range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor over, inset electric oven, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, cupboard housing Ideal Logic combination boiler, double glazed window to rear elevation, double glazed French doors leading out to the rear garden, radiator and ceiling light points



Accommodation on the First Floor

Landing

With ceiling light point, loft access, useful airing cupboard and doors leading off to



Bedroom One to Front

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, useful over-stairs storage cupboard and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to front, complementary tiling to water prone areas, radiator and ceiling light point



Bedroom Two to Rear

9' 2" x 7' 2" (2.8m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Rear

7' 2" x 5' 6" (2.2m x 1.7m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a three piece white suite comprising panelled bath, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, radiator and ceiling light point



Rear Garden

Being mainly laid to lawn with gravel area, paved patio, decked area, fencing to boundaries, composite shed and gated access to driveway to side

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.

