



smarthomes

Gayle Grove

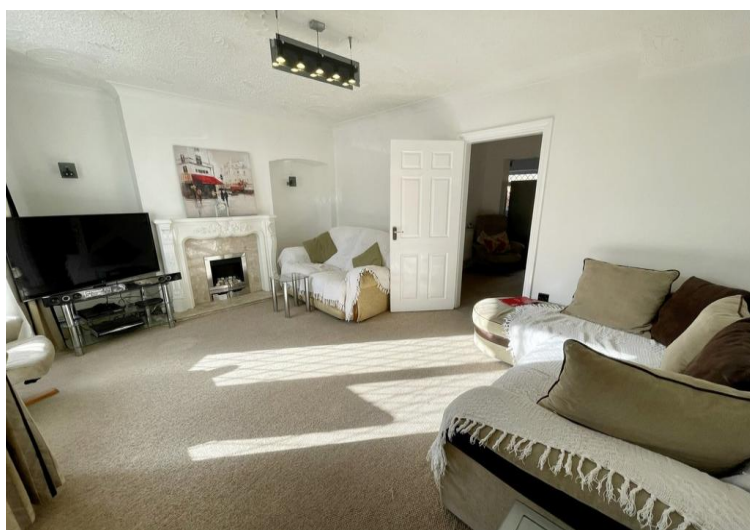
Acocks Green, Birmingham, B27 7JF

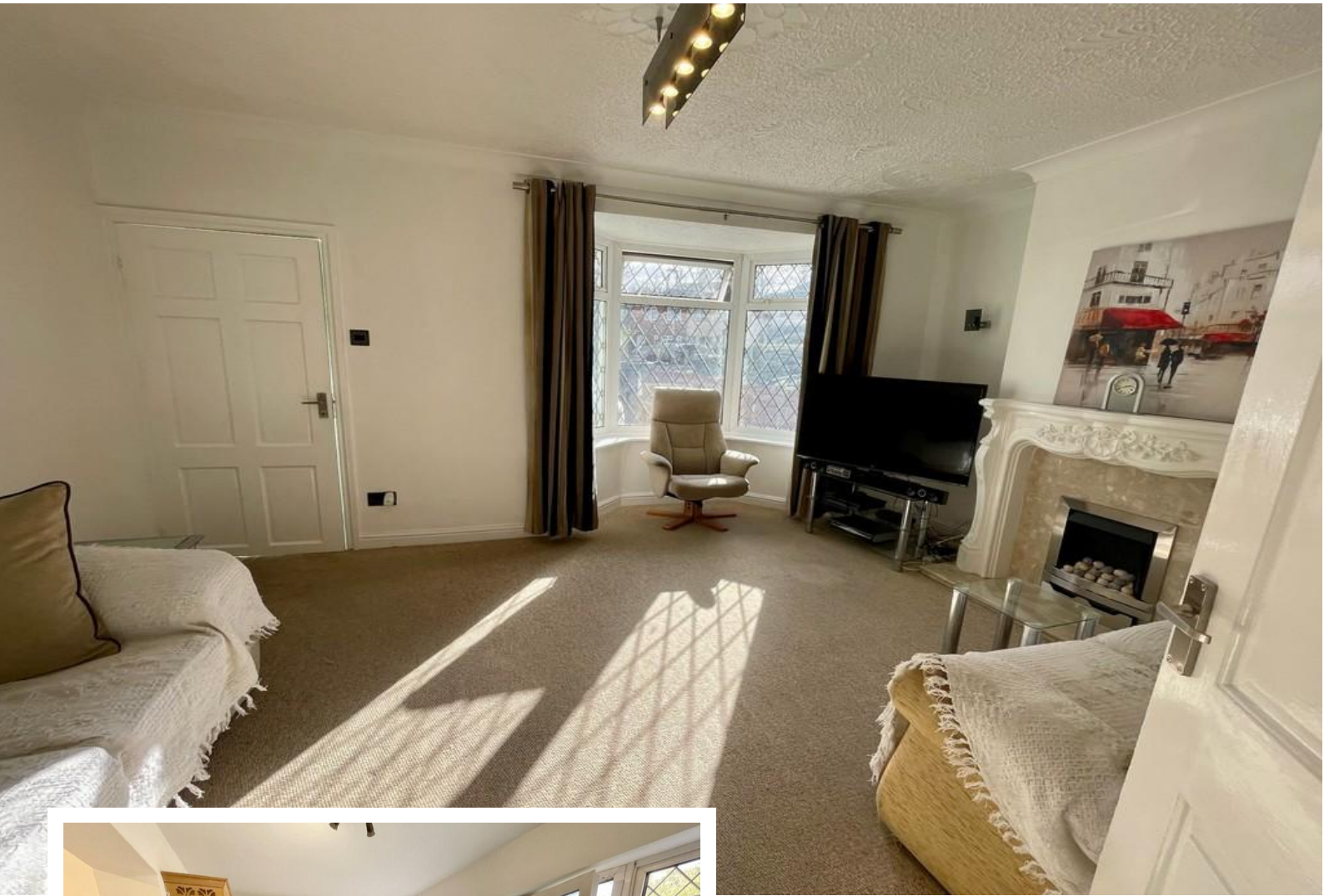
- An Extended Mid Terrace Property
- Three Good Size Bedrooms
- Lounge, Dining Area & Breakfast Kitchen
- No Upward Chain

Offers Over

£185,000

EPC Rating '60'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking for four cars extending to double glazed diamond leaded sliding door leading through to the

Enclosed Porch

With ceiling light point and door leading through to

Lounge to Front

13' 11" into bay x 15' 7" (4.24m x 4.75m) With ceiling light point, coving to ceiling, double glazed bay window to front elevation, gas fireplace with marble hearth and decorative surround, ceiling light point, wall lighting, radiator and door leading through to



Dining Area

7' 10" x 7' 6" (2.39m x 2.29m) With ceiling light point, radiator, door to bathroom, stairs leading to first floor accommodation with useful under stairs storage and opening into

Breakfast Kitchen to Rear

7' 2" x 14' 3" (2.18m x 4.34m) Being fitted with a range of wall, drawer and base units incorporating glazed and shelved display cabinets, work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset electric oven, space and plumbing for washing machine, breakfast bar area, two double glazed windows to rear elevation, wall mounted boiler, ceiling light point and obscure double glazed door leading out to the rear garden



Ground Floor Family Bathroom

7' 5" x 4' 5" (2.26m x 1.35m) Being fitted with a three piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over and glazed screen, spot lights to ceiling, tiling to walls and floor, extractor fan, ladder style radiator and plinth LED lighting



Accommodation on the First Floor

Landing

With ceiling light point, loft hatch to boarded roof space with pull down loft ladder and dormer window and doors radiating off to

Bedroom One to Rear

8' 7" x 10' 9" up to wardrobes (2.62m x 3.28m) With double glazed window to rear elevation, ceiling light point, coving to ceiling, radiator and a range of fitted wardrobes





Bedroom Two to Front

10' 9" x 7' 9" (3.28m x 2.36m) With double glazed window to front elevation, spot lights to ceiling and radiator

Bedroom Three to Front

7' 7" x 7' 9" (2.31m x 2.36m) With double glazed window to front elevation, ceiling light point and radiator

Low Maintenance Rear Garden

With fencing to sides and rear, two decked patio terraces and paved pathway extending separating Astroturf area and hard standing for timber built potting shed

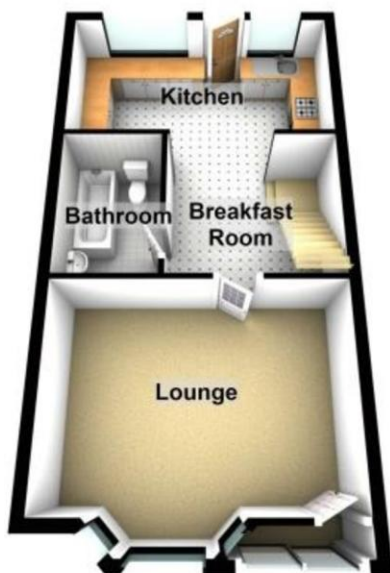


Tenure

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.

Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(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
Solihiull
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 are 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