



smarthomes

## Sandmere Road

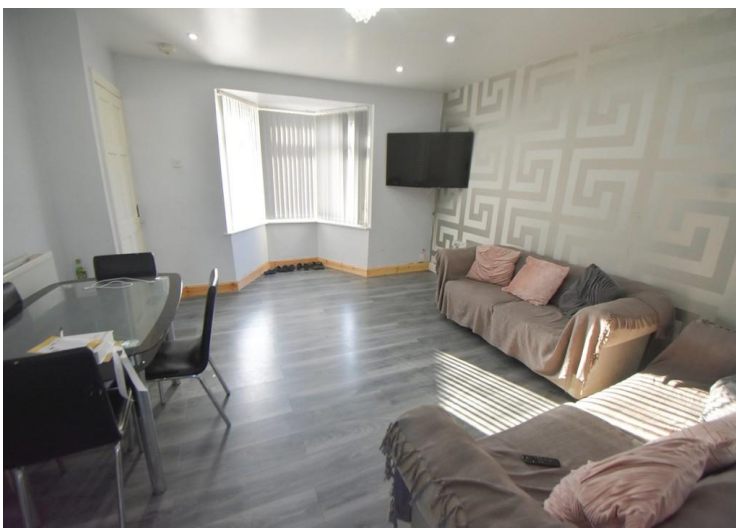
Yardley Wood, Birmingham, B14 4JB

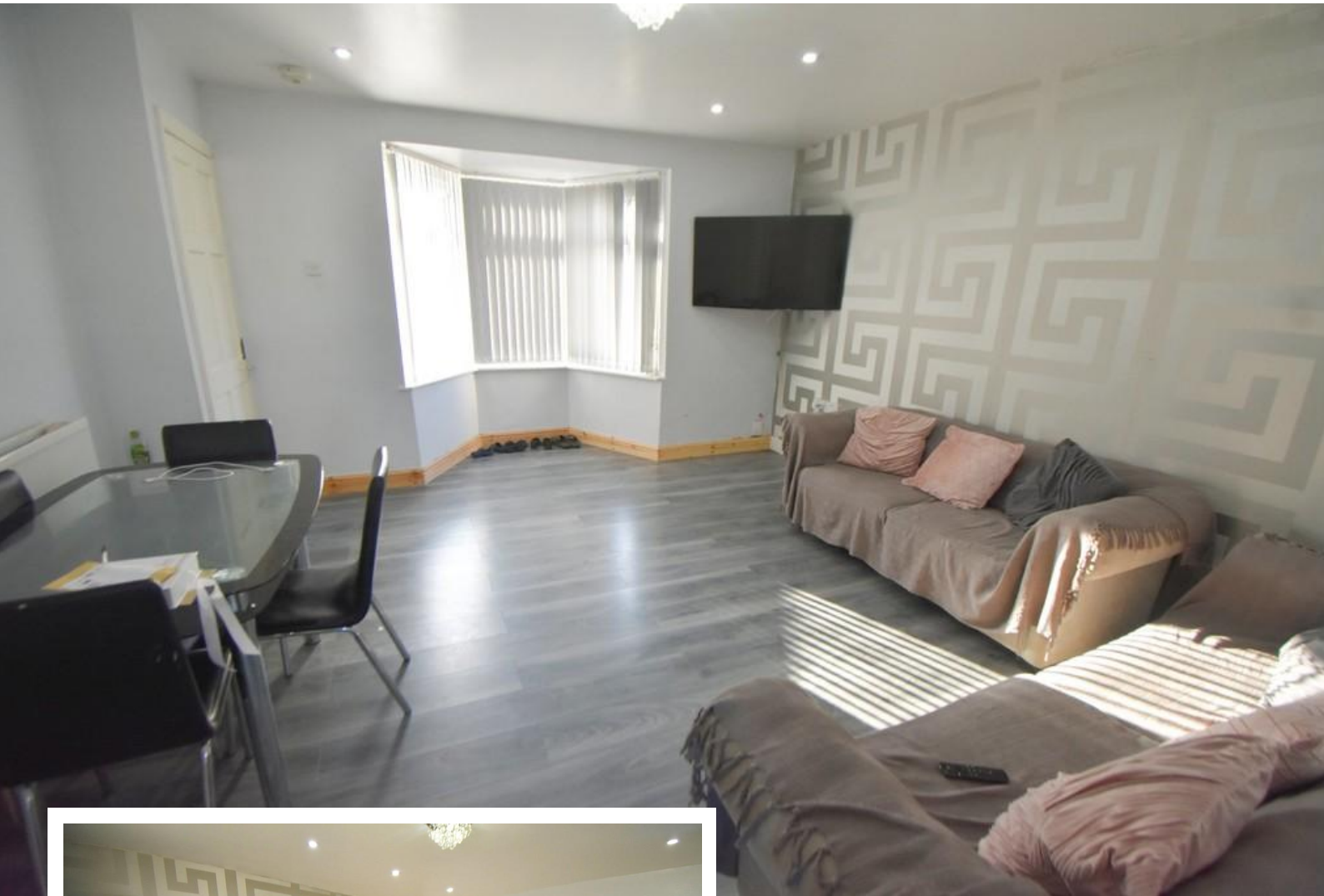
- An End Terrace Property
- Three Bedrooms
- Lounge Diner
- Good Size Rear Garden

**£210,000**

EPC Rating 'D'

Current Council Tax Band - B





## Property Description

The property is set back from the road behind a block edged tarmac hardstanding extending to side gate access to rear garden and canopy porch with composite front door leading through to

### Entrance Hall

With laminate flooring, stairs leading to the first floor accommodation, ceiling light point and door leading into



### **Lounge to Front**

17' 4" into bay x 13' 9" (5.3m x 4.2m) With double glazed bay window to front elevation, radiator, ceiling light points, laminate flooring, useful under-stairs storage cupboard and door leading into



### **Kitchen to Rear**

10' 9" x 9' 2" (3.3m x 2.8m) Being fitted with a range of wall and base units, laminate work surfaces, sink and drainer unit, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, double glazed window to rear elevation, obscure double glazed door leading out to the rear garden, wall mounted boiler, spot lights to ceiling and door leading into



### **Ground Floor Family Bathroom to Rear**

9' 2" x 5' 2" (2.8m x 1.6m) Being fitted with a three piece white suite comprising panelled bath with Triton shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, radiator and ceiling light point

### **Accommodation on the First Floor**

#### **Landing**

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



#### **Bedroom One to Front**

14' 1" x 11' 1" (4.3m x 3.4m) With two double glazed windows to front elevation, radiator, useful over-stairs storage cupboard 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

### Bedroom Three to Rear

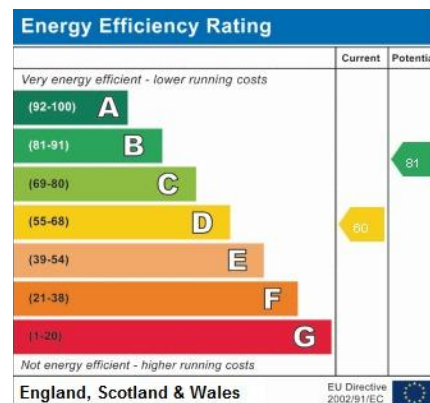
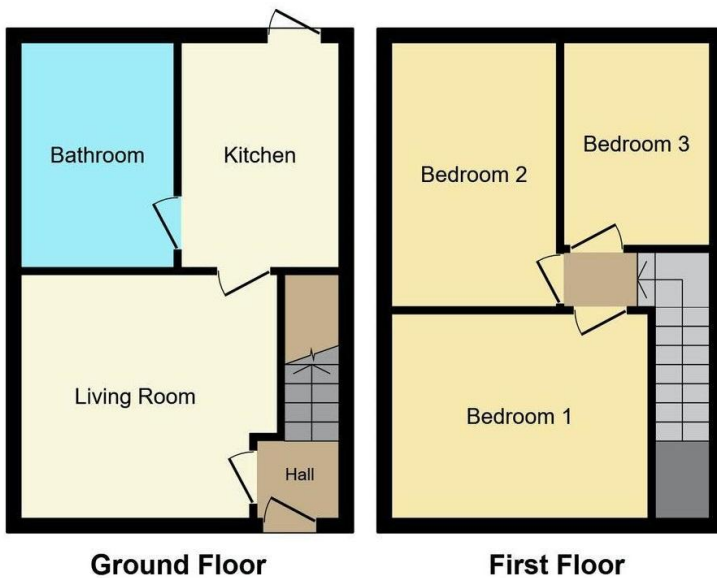
9' 6" x 7' 2" (2.9m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point

### Good Size Rear Garden

Having a paved patio with steps leading down to a further paved patio and block edged lawned area, fencing to boundaries, side gate access, security lighting, outside tap and two aluminium sheds

### 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



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