



smarthomes

## Glastonbury Road

Yardley Wood, Birmingham, B14 4DS

- An End Terrace Property
- Three Double Bedrooms
- In Need of Modernisation
- No Upward Chain

**Auction Guide Price £160,000**

EPC Rating - 62

Current Council Tax Band - A





## Property Description

The property is set back from the road behind a lawned fore garden with pathway extending to UPVC double glazed front door leading through to

### Porch Area

With tiled flooring and opening through to

### Hall

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading through to



### **Lounge to Front**

16' 0" x 13' 5" (4.9m x 4.1m) With double glazed bay window to front elevation, ceiling light point, brick fireplace with slate hearth, coving to ceiling, radiator, door to useful under-stairs storage cupboard and archway leading through to



### **Kitchen Diner to Rear**

16' 8" x 9' 2" (5.1m x 2.8m) Being fitted with a range of wall and base units, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, space for fridge freezer, radiator, spot lights to ceiling, double glazed window to rear and double glazed sliding patio door leading through to



### **Lean-To**

With windows and sliding glazed door to rear garden

## **Accommodation on the First Floor**

### **Landing**

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

### **Bedroom One to Front**

10' 5" x 10' 2" (3.2m x 3.1m) With double glazed window to front elevation, 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



### Bedroom Three to Rear

7' 10" x 7' 2" (2.4m x 2.2m) With double glazed window to rear elevation, wall mounted electric heater and ceiling light point

### Family Shower Room to Front

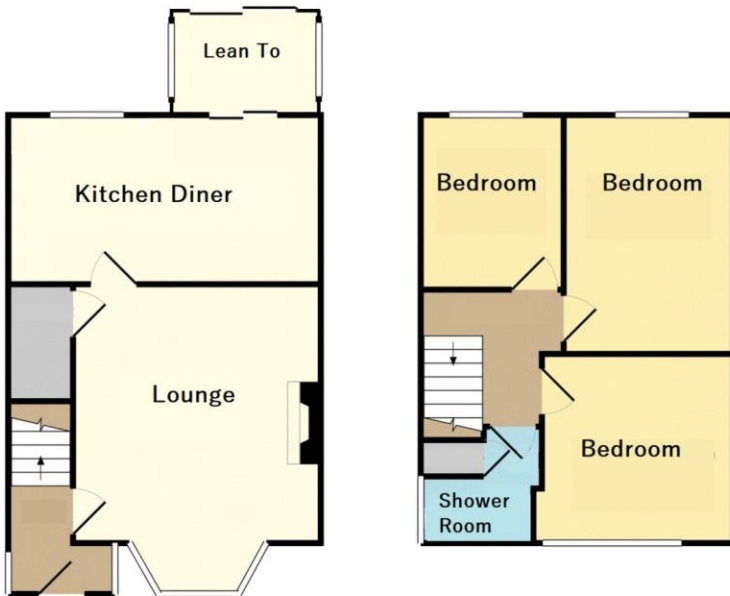
7' 2" max x 6' 2" (2.2m x 1.9m) Being fitted with a three piece suite comprising corner shower cubicle, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to walls and useful airing cupboard housing Worcester Bosch boiler

### Rear Garden

With paved patio, a variety of mature shrubs and bushes, fencing to boundaries and open fields to rear

### 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. Current council tax band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.