



smarthomes

## Fox Hollies Road

Acocks Green, Birmingham, B27 7PX

- A Well Presented, Extended & Refurbished Semi-Detached Property
- Three Good Size Bedrooms
- Two Reception Rooms & Conservatory
- Re-Fitted Four Piece Family Bathroom

**£315,000**

EPC Rating - 56

Current Council Tax Band - C







## Property Description

The property stands back from the road behind a block paved driveway providing off road parking and UPVC double glazed double doors leading into

### Enclosed Porch

With UPVC double glazed door leading through to

### Entrance Hall

With radiator, ceiling light point, laminate flooring, double glazed windows to front, stairs leading to the first floor accommodation with under stairs storage cupboard housing newly fitted boiler and contemporary part glazed doors leading off to





### **Reception Room One to Front**

14' 3" into bay x 12' 4" max (4.34m x 3.76m) With double glazed bay window to front elevation, radiator, ceiling light point and coving to ceiling

### **Extended Reception Room Two to Rear**

17' 8" x 11' 6" max (5.38m x 3.51m) With coving to ceiling, ceiling light point, wall lighting, two radiators, decorative archway, double glazed sliding patio door leading into conservatory and door leading into



### **Kitchen to Rear**

14' 0" x 6' 6" (4.27m x 1.98m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, four ring gas hob, integrated fridge and freezer, inset eye-level oven and microwave oven, space and plumbing for washing machine and dishwasher, tiling to walls, double glazed window to rear, UPVC double glazed door leading out to the rear garden, radiator, coving to ceiling, ceiling light point and laminate flooring



### **Conservatory**

10' 1" x 7' 8" (3.07m x 2.34m) With double glazed roof, double glazed windows, double glazed French doors leading out to the rear garden, radiator and laminate flooring with under-floor heating

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

#### **Landing**

With loft hatch to roof space with pull down ladder, obscure double glazed window to side, ceiling light point, picture rail and doors leading off to



### **Bedroom One to Rear**

14' 7" into bay x 9' 6" up to wardrobes (4.44m x 2.9m) With double glazed window bay overlooking the rear garden, radiator, ceiling light point and three built-in double wardrobes

### **Bedroom Two to Front**

13' 9" into bay x 9' 6" up to wardrobes (4.19m x 2.9m) With double glazed bay window to front elevation, radiator, ceiling light point, wall lighting, radiator and fitted wardrobes



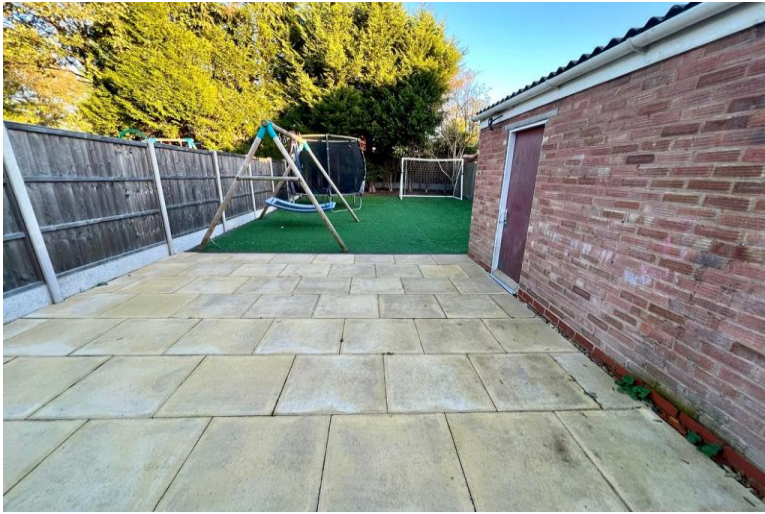


**Bedroom Three to Front**

7' 8" x 6' 8" (2.34m x 2.03m) With double glazed window to front elevation, ceiling light point and radiator

**Re-Fitted Four Piece Family Bathroom to Rear**

8' 6" x 6' 7" (2.59m x 2.01m) Being re-fitted with a four piece white suite comprising; tiled panelled bath with centralised mixer tap and shower attachment, low flush WC, floating vanity sink and shower cubicle, obscure double glazed window to rear, tiling to walls and floor, under-floor heating, ladder style radiator and spot lights to ceiling



**Low Maintenance Rear Garden**

With paved patio, artificial lawned area, fencing to boundaries, mature trees to rear, shared access to property frontage and access to

**Workshop/Storage Garage**

19' 8" x 8' 6" (5.99m x 2.59m) With an up and over door, door to garden, power and lighting

**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 – C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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