



smarthomes

Warwick Road

Acocks Green, Birmingham, B27 6QH

- A Mid-Terrace Family Home
- Three Bedrooms
- Through Lounge/Diner
- No Upward Chain

£170,000

EPC Rating - 68

Current Council Tax Band - B





Property Description

The property is set back from the road behind a shared paved pathway and lawned foregarden with a range of mature shrubs and flower borders leading to a front door into

Porch

With UPVC double glazed windows and a glazed hardwood door with obscure single glazed windows to sides leading to

Entrance Hallway

With stairs rising to first floor, laminate flooring and door to





Through Lounge/Diner

21' 7" x 9' 10" (6.58m x 3m) With a UPVC double glazed window to front, UPVC double glazed patio door to rear, laminate flooring, two central heating radiators and door to



Fitted Kitchen to Rear

15' 3" x 9' 3" (4.65m x 2.82m) Fitted with a range of light beech effect wall, drawer and base units with laminate work surface over incorporating a stainless steel sink and drainer with mixer tap over. Space for freestanding gas cooker with stainless steel hood over, tiling to splashbacks, space and plumbing for washing machine and dishwasher, central heating radiator, useful under stairs pantry, spotlights to ceiling, UPVC double glazed window to rear and obscure UPVC double glazed doors to front and rear



Landing

With access to loft space, airing cupboard housing gas fired central heating boiler and door to



Bedroom One to Front

14' 2" x 9' 10" (4.32m x 3m) With a UPVC double glazed window to front, laminate flooring, central heating radiator and over stair recess

Bedroom Two to Rear

9' 10" x 6' 11" (3m x 2.11m) With a UPVC double glazed window to rear, central heating radiator and a range of fitted wardrobes and vanity unit

Bedroom Three to Front

11' 3" x 6' 3" (3.43m x 1.91m) With a UPVC double glazed window to front, laminate flooring and central heating radiator

Family Bathroom to Rear

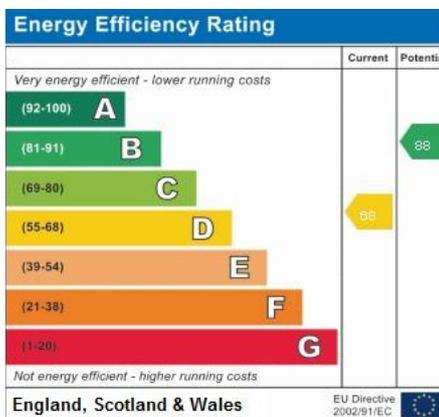
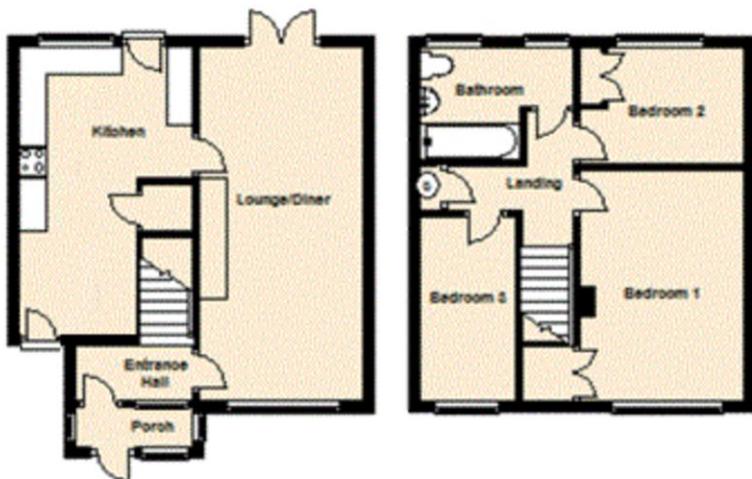
9' 2" x 6' 10" (2.79m x 2.08m) Being fitted with a modern white suite comprising a panelled bath with mains shower over, vanity wash hand basin and a low level WC. Partial tiling to walls, spotlights to ceiling, central heating radiator and two obscure UPVC double glazed windows to rear

Rear Garden

With a terraced patio area, laid lawn with central pathway, fenced boundaries and gated rear access

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 - B



316 Stratford Road
Shirley
Salford
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. 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.