



smarthomes

Blythwood Road

Tyseley, Birmingham, B11 2BU

- An End-Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen

£200,000

EPC Rating - 63

Current Council Tax Band - A





Property Description

The property is set back from the road behind a Cotswold stone fore garden with low level walls to boundaries and a block paved pathway leading to a UPVC double glazed door leading into

Entrance Hallway

With ceiling light point, laminate flooring and door leading off to

Reception Room One to Front

13' 1" x 9' 6" (4m x 2.9m) With UPVC double glazed bay window to front elevation, dado rail, wall mounted radiator and ceiling light point





Reception Room Two to Rear

12' 9" x 12' 1" (3.9m x 3.7m) With double glazed window to rear elevation, radiator, ceiling light point, laminate flooring, fireplace with tiled hearth and inset and wooden surround and door to

Inner Hallway

With a radiator, ceiling light point, stairs rising to first floor, under stairs storage cupboard and door to



Modern Fitted Kitchen to Side

8' 6" x 7' 2" (2.6m x 2.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Under cupboard lighting, tiling to splash back areas, ceiling light point, a UPVC double glazed door and window to the side aspect and access to



Lobby

With space and plumbing for washing machine, wall mounted gas central heating boiler and door to

Modern Family Bathroom

7' 2" x 5' 10" (2.2m x 1.8m) Being fitted with a modern white suite comprising of a corner panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation



Landing

With two ceiling light points, obscure double glazed window to side, loft hatch and doors leading off to



Bedroom One to Front

12' 9" x 11' 1" (3.9m x 3.4m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

Bedroom Three to Rear

10' 5" x 7' 2" (3.2m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point



Rear Garden

Being mainly laid to lawn with a wooden parquet terrace area, paved pathway, raised border with bark chippings and panelled fencing to boundaries

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)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	83	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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