



smarthomes

Cateswell Road

Tyseley, Birmingham, B11 3DZ

- A Well Presented and Extended Semi-Detached Family Home **Offers Over £275,000**
- Three Bedrooms EPC Rating - 66
- Two Reception Rooms Current Council Tax Band - C
- West Facing Garden with Brick Built Home Office/Garage





Property Description

The property is set back from the road behind a tarmac frontage extending to UPVC double glazed doors leading into

Enclosed Porch

With a further UPVC double glazed door leading to

Entrance Hallway

With laminate flooring, dado rail, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and doors leading off to

Reception Room One to Front

12' 5" x 10' 9" (3.8m x 3.3m) With UPVC double glazed bay window to front elevation, dado rail, wall mounted radiator, laminate flooring and wall and ceiling light points





Extended Reception Room Two to Rear

19' 8" x 9' 10" (6m x 3m) With double glazed sliding patio doors leading to rear garden, wall mounted radiator, wall and ceiling light points, dado rail, laminate flooring, a living flame gas fire with a marble hearth and inlay and wooden surround and double doors leading to



Extended Fitted Kitchen to Rear

18' 0" x 6' 2" (5.5m x 1.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas and floor, radiator, two ceiling light points and a double glazed door and window to the rear aspect



Landing

With ceiling light point, dado rail, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Rear

12' 9" x 8' 2" (3.9m x 2.5m) With double glazed bay window to rear elevation, two sets of built in wardrobes, radiator and ceiling light point

Bedroom Two to Front

13' 5" x 8' 2" (4.1m x 2.5m) With double glazed bay window to front elevation, two sets of built in wardrobes, radiator and ceiling light point



Bedroom Three to Front

9' 10" x 6' 2" (3m x 1.9m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point



Family Shower Room to Rear

8' 2" x 6' 6" (2.5m x 2m) Being fitted with a white suite comprising of a shower enclosure with Triton electric shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

West Facing Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, gated side access and UPVC door to



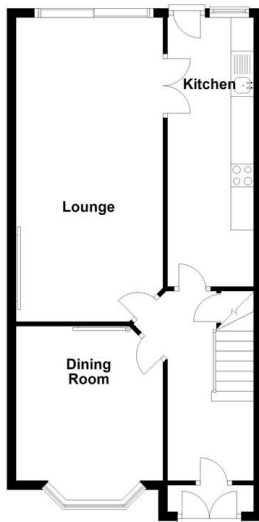
Large Brick Built Home Office/Garage

21' 3" x 17' 0" (6.5m x 5.2m) With UPVC double glazed door and window to rear garden, ceiling spot lights and light points and metal shutter door to rear

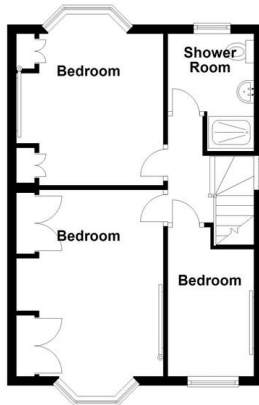
Tenure

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 Nigel Hodges. Current council tax band - C

Ground Floor
Approx. 54.7 sq. metres (588.6 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 94.4 sq. metres (1015.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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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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.