



smarthomes

Verbena Road

Bournville Village Trust, Birmingham, B31 1NG

- A Semi Detached Property Requiring Modernisation
- Three Bedrooms
- No Upward Chain
- Pleasant West Facing Rear Garden

£275,000

EPC Rating 70

Current Council Tax Band C





Property Description

The property is set back from the road behind a lawned fore garden and crazy paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and obscure glazed door leading through to

Entrance Hallway

With obscure double glazed window to side, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, feature glazing to lounge and doors leading off to



Lounge to Front

20' 11" max x 13' 5" max (6.4m x 4.1m) With double glazed bow window to front elevation, ceiling light point, coving to ceiling, brick fireplace with wooden mantle, marble hearth and electric fire and opening through to

Dining Area to Rear

With double glazed sliding patio doors leading through to the garden room, radiator, ceiling light point, glazed partition with serving hatch to kitchen and glazed door leading through to



Kitchen to Rear

8' 6" x 8' 10" (2.6m x 2.7m) Being fitted with a range of wall, drawer and base units, laminate work surfaces, double sink with mixer tap, tiling to walls, four ring gas hob with extractor over, inset oven, space for fridge, ceiling light point, double glazed window to rear and UPVC obscure double glazed door leading through to annexe with utility room and guest WC

Garden Room

7' 2" x 6' 2" (2.2m x 1.9m) With tiled flooring, glazed roof, glazed windows and glazed doors leading out to the rear garden



Annexe

With glazed folding doors to front, ceiling light point, wooden door to rear garden and sliding door leading through to

Utility Room & Guest WC

8' 2" x 4' 3" (2.5m x 1.3m) With low flush WC, wall mounted sink, space and plumbing for washing machine, tiling to walls and floor and glazed door to side

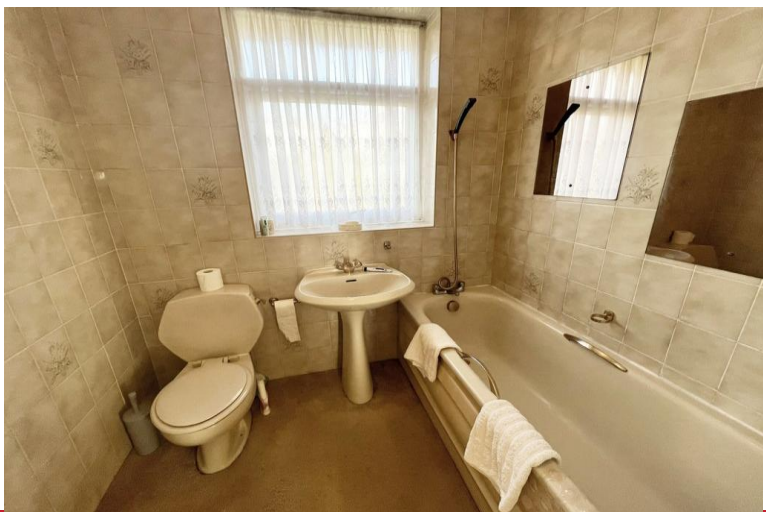
Accommodation on the First Floor

Landing

With ceiling light point, loft access, double glazed window to side and doors leading off to

Bedroom One to Front

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes with sliding mirrored doors





Bedroom Two to Rear

12' 5" x 8' 6" (3.8m x 2.6m) With double glazed window to rear elevation, radiator, ceiling light point, double doors to built-in cupboard and fitted wardrobes with sliding doors

Bedroom Three to Front

8' 10" max x 8' 2" max (2.7m x 2.5m) With double glazed window to front elevation, radiator, wall lighting and over-stairs storage cupboard housing Potterton boiler

Family Bathroom to Rear

6' 6" x 5' 6" (2.0m x 1.7m) Being fitted with a three piece suite comprising; panelled bath with shower attachment over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, radiator and ceiling light point

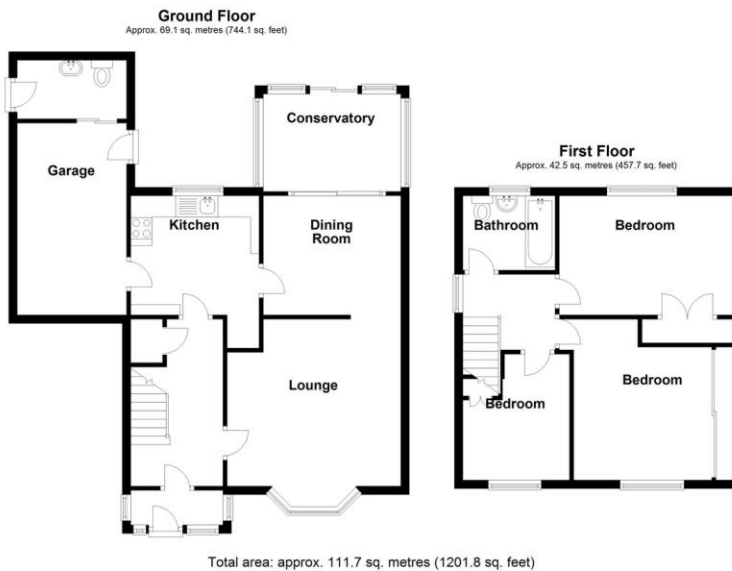
Pleasant West Facing Rear Garden

Being mainly laid to lawn with crazy paved pathway, ornamental pond, timber shed, hedgerow borders, mature shrubs, trees and fruit trees and paved patio



Tenure

We are advised by the vendor that the property will be freehold upon completion, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
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.