



smarthomes

Picton Grove

Billesley, Birmingham, B13 0LR

- A Mid-Terrace Property Benefiting from No Upward Chain
- Three Bedrooms
- Modern Kitchen/Diner
- Modern Family Shower Room

Offers Over £225,000

EPC Rating - 64

Current Council Tax Band - A





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to a UPVC double glazed door leading into

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and door leading off to

Lounge to Front

16' 0" x 11' 9" (4.9m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, under stairs storage cupboard and archway to



Modern Fitted Kitchen/Diner to Rear

15' 1" x 9' 2" (4.6m x 2.8m) Being fitted with a modern 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 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, concealed wall mounted gas central heating boiler, tiling to splash back areas, laminate flooring, radiator, two ceiling light points, UPVC double glazed French doors to rear garden and a double glazed window to the rear aspect



Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Rear

13' 1" x 9' 6" (4m x 2.9m) With double glazed window to rear elevation, built in cupboard, radiator and ceiling light point



Bedroom Two to Front

10' 5" x 10' 2" (3.2m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

9' 6" x 7' 2" (2.9m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point



Modern Family Shower Room to Front

7' 2" x 6' 2" (2.2m x 1.9m) Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to full height and floor, ceiling light point and an obscure double glazed window to the front elevation

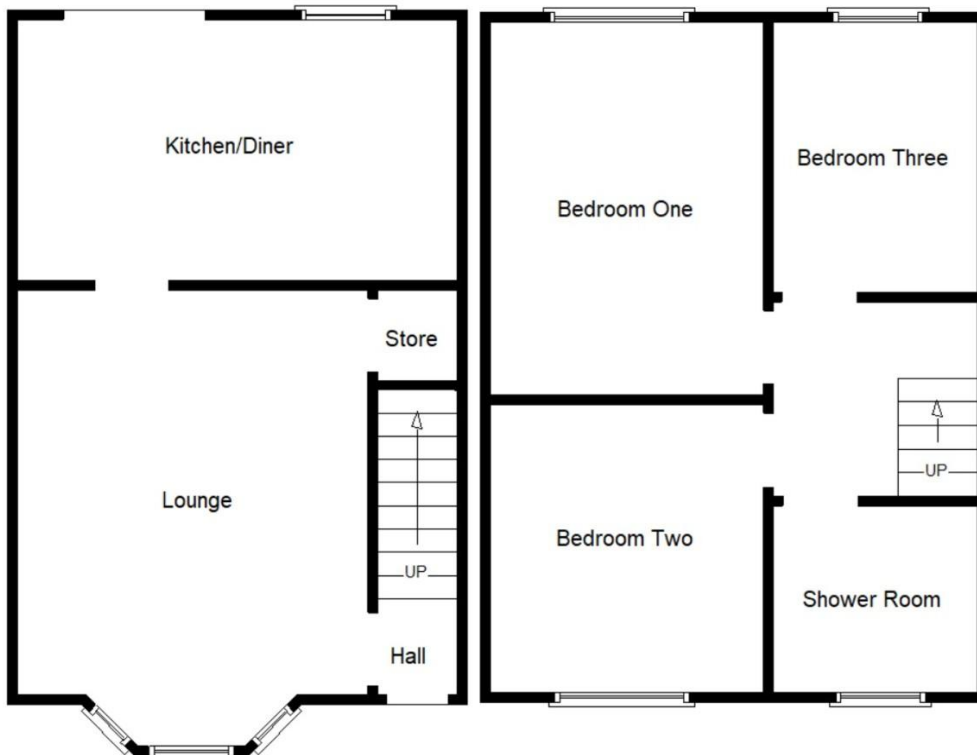
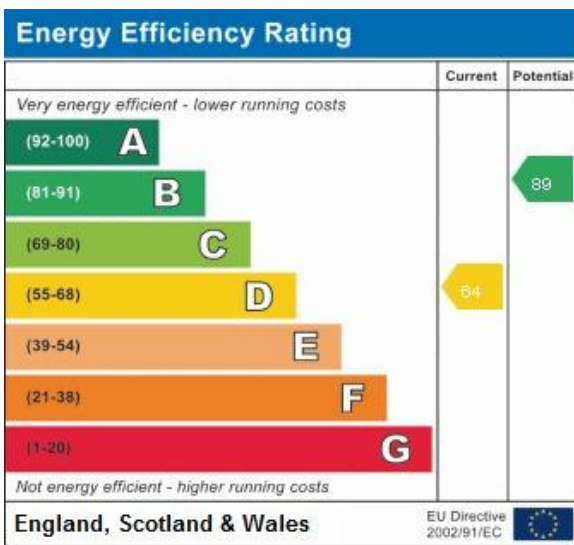


South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, shared gated side access 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



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