



smarthomes

## Leysdown Grove

Acocks Green, Birmingham, B27 7HX

- A Beautifully Presented & Refurbished Two/Three Bedroom Property
- Lounge/Ground Floor Bedroom Three
- Ground Floor Shower Room
- Two First Floor Bedrooms With En-Suite Shower Rooms
- South West Facing Rear Garden
- No Upward Chain

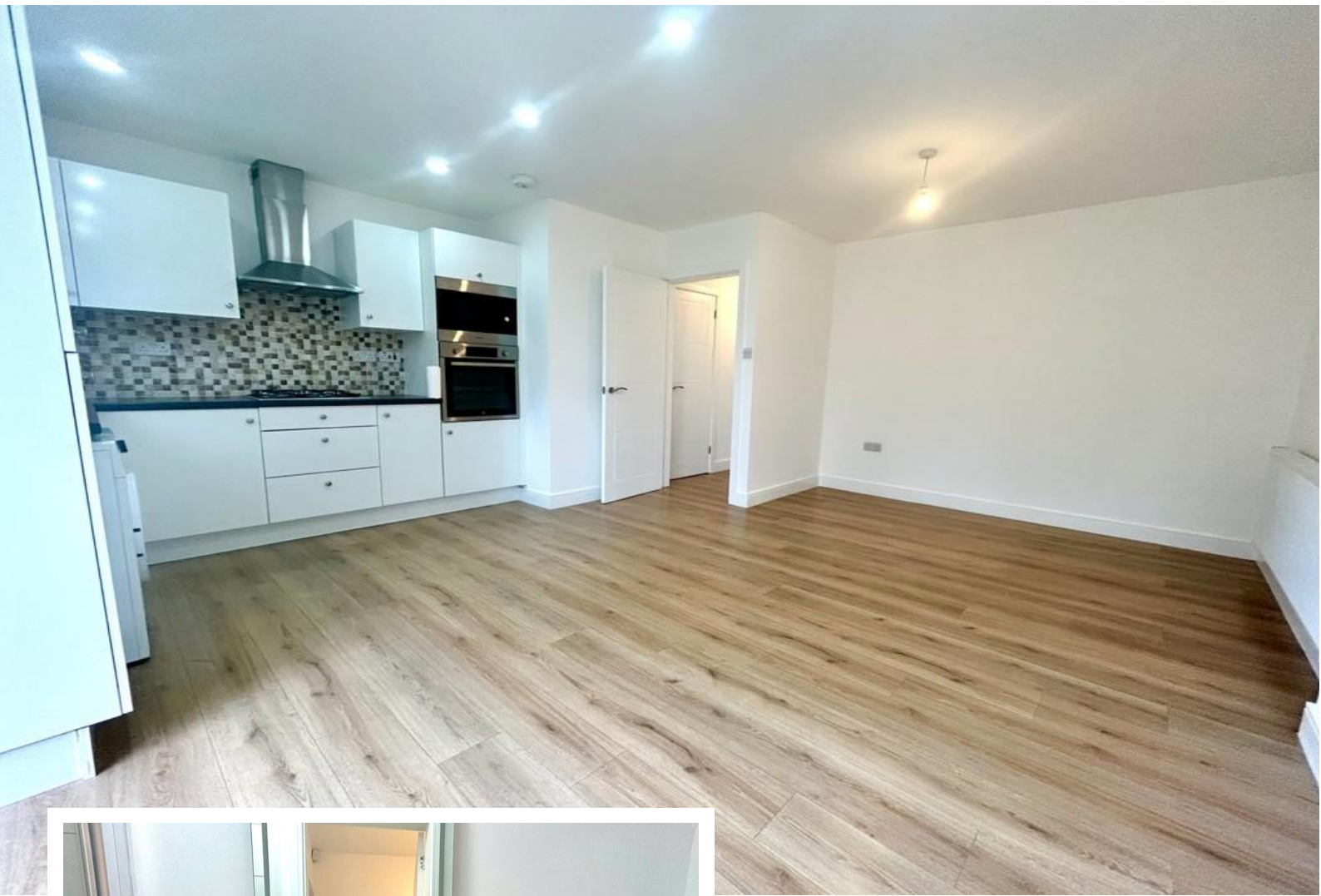
**£230,000**

EPC Rating 59

Current Council Tax Band A







## Property Description

The property is set back from the road behind a block paved hardstanding extending to UPVC double glazed front door to side leading through to

### Entrance Hallway

With ceiling light point, radiator, decorative tiled flooring, stairs leading to the first floor accommodation with under-stairs storage cupboard and door to

### Inner Hallway

With doors leading off to

### Lounge/Bedroom Three to Front

11' 4" x 10' 6" (3.45m x 3.2m) With double glazed window to front elevation, radiator, ceiling light point and wood effect flooring



### **Re-Fitted Ground Floor Shower Room**

Being re-fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin, complementary tiling to water prone areas and floor, vanity mirror, extractor, ladder style radiator and ceiling light point

### **Open Plan Family Dining Kitchen to Rear**

14' 9" x 17' 8" (4.5m x 5.38m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level double oven and microwave oven, space and plumbing for washing machine, integrated fridge freezer, radiator, spot lights to ceiling, hard-wiring for wall mounted television, wood effect flooring, double glazed window to rear and double glazed French doors leading out to the South West facing rear garden



### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, double glazed window to side, airing cupboard and doors leading off to

#### **Bedroom One to Rear**

12' 6" x 11' 7" (3.81m x 3.53m) With double glazed window to rear elevation, radiator, ceiling light point and door leading into



#### **Re-Fitted En-Suite Shower Room**

Being re-fitted with a three piece white suite comprising shower enclosure with thermostatic shower and additional handheld attachment, low flush WC and vanity wash hand basin, complementary tiling to walls and floor, ladder style radiator and ceiling light point





### Bedroom Two to Front

8' 1" x 10' 1" (2.46m x 3.07m) With double glazed window to front elevation, radiator, ceiling light point and door leading into

### Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, low flush WC and vanity wash hand basin, obscure double glazed window to side, complementary tiling to water prone areas and floor, ladder style radiator and ceiling light point



### South West Facing Rear Garden

Being mainly laid to lawn with paved patio and fencing and hedging 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)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	88	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 are 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.