



smarthomes



- A Most Spacious Four Storey Semi-Detached Property
- Five Good Size Bedrooms
- Three Reception Rooms
- Garden Offering Potential for Further Extension Subject to Planning Consent

Cromer Road, Balsall Heath, Birmingham, B12 9QP

A most spacious four storey semi-detached family home requiring modernisation throughout but benefiting from no upward chain. Offering accommodation comprising three reception rooms, fitted kitchen, ground floor wet room, five good size bedrooms, first floor family bathroom, cellar, gated parking for two vehicles and garden offering potential for further extension subject to planning consent

£325,000

EPC Rating - E

Current Council Tax Band - C



Property Description

The property is set back from the road behind a paved frontage with planted shrubs and steps rising to a wooden front door leading into

Vestibule

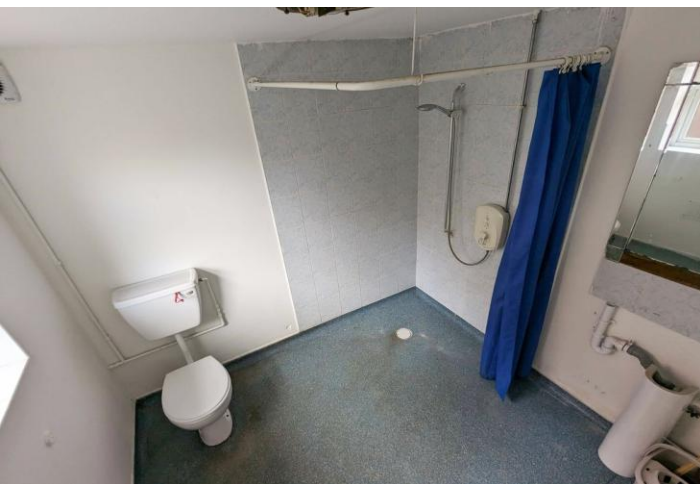
With a further glazed door leading into

Entrance Hallway

With laminate flooring, ceiling light points, radiator, stairs leading to the first floor accommodation, door to cellar and door leading off to

Reception Room One to Front

14' 5" x 13' 2" (4.39m x 4.01m) With UPVC double glazed bay window to front elevation, brick built fireplace, wall mounted radiator and ceiling light point





Reception Room Two to Rear

14' 5" x 11' 5" (4.39m x 3.48m) With UPVC double glazed window to rear, gas fire with wooden surround, wall mounted radiator and ceiling light point



Reception Room Three to Side

18' 7" x 8' 9" (5.66m x 2.67m) With UPVC double glazed window to side elevation, UPVC double glazed French doors to side, laminate flooring, A dam style fire surround, radiator, ceiling light point, pantry cupboard and door to



Fitted Kitchen to Side

8' 10" x 6' 10" (2.69m x 2.08m) 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. Space for freestanding cooker, tiling to splash back areas, ceiling light point, UPVC double glazed window to the side aspect and door to

Lobby

8' x 4' (2.44m x 1.22m) With space and plumbing for washing machine, UPVC double glazed door to side, ceiling light point and door to

Ground Floor Wet Room

8' 0" x 7' 5" (2.44m x 2.26m) With a fitted a low flush W.C, wall mounted electric shower, non slip flooring with floor drain, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Cellar

14' 2" max x 13' max (4.32m max x 3.96m max) With central heating radiator and light point

First Floor Landing

With ceiling light point, stairs rising to second floor, storage cupboard and doors leading off to

Bedroom One to Front

17' x 12' 4" (5.18m x 3.76m) With two double glazed windows to front elevation, radiator and ceiling light point

Bedroom Two to Rear

14' 0" x 11' 6" (4.27m x 3.51m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

12' x 9' (3.66m x 2.74m) With double glazed window to rear elevation, radiator, wall mounted gas central heating boiler and ceiling light point

Family Bathroom to Side

7' 5" x 5' 9" (2.26m x 1.75m) Being fitted with a white suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Second Floor Landing

With a ceiling light point and doors to

Bedroom Four to Front

18' x 11' 2" (5.49m x 3.4m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Five

11' 8" x 5' 6" (3.56m x 1.68m) With some restricted head height, Velux style roof window and light point

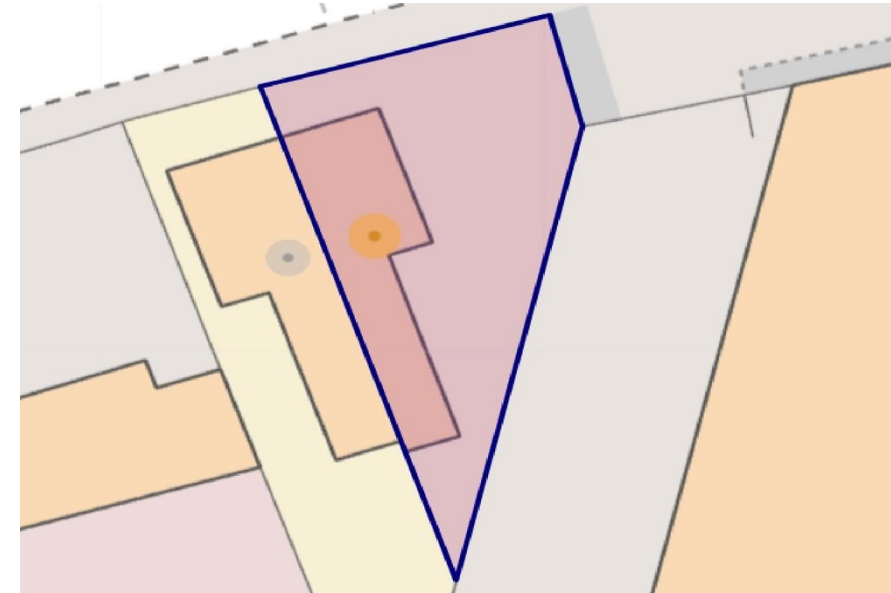
Garden

Being mainly laid to lawn with patio areas, planted shrubs and panelled fencing to boundaries. The garden further benefits from parking space for two vehicles accessed via side hung gates and offers potential for further extension subject to planning permission

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





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