



smarthomes

Earlwood Road

Kings Norton, Birmingham, B30 3QZ

- A Very Well Presented Family Townhouse
- Four Bedrooms
- Re-Fitted Kitchen/Diner
- Re-Fitted En-Suite Shower Room

Offers Over £280,000

EPC Rating - 72

Current Council Tax Band - C





Property Description

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

Entrance Hallway

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

Guest W.C

Being fitted with a white suite comprising a low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas and floor, radiator and ceiling light point

Lounge to Front

13' 6" x 11' (4.11m x 3.35m) With UPVC double glazed window to front elevation, two wall mounted radiators, wall and ceiling light points, laminate flooring and double doors to



Re-Fitted Kitchen/Diner to Rear

14' x 8' 9" (4.27m x 2.67m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated washing machine and slimline dishwasher, laminate flooring, under stairs storage cupboard, radiator, two ceiling light points, a double glazed window to the rear aspect and double glazed French doors leading to rear garden



First Floor Landing

With ceiling light point, double glazed window to front, storage cupboard, stairs rising to second floor accommodation and door leading off to

Bedroom Two to Rear

13' x 8' (3.96m x 2.44m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' x 8' (2.74m x 2.44m) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Rear

6' 0" x 5' 6" (1.83m x 1.68m) Being fitted with a modern white suite comprising of a panelled bath, 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 rear elevation

Second Floor Landing

With a ceiling light point and door to

Bedroom One to Front

14' 6" x 11' (4.42m x 3.35m) With two double glazed windows to front elevation, radiator, ceiling light point and door to



Re-Fitted En-Suite Shower Room to Rear

8' x 7' (2.44m x 2.13m) Being re-fitted with a modern white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation



Bedroom Four to Rear

8' x 7' (2.44m x 2.13m) With double glazed window to rear elevation, radiator and ceiling light point

South Facing Rear Garden

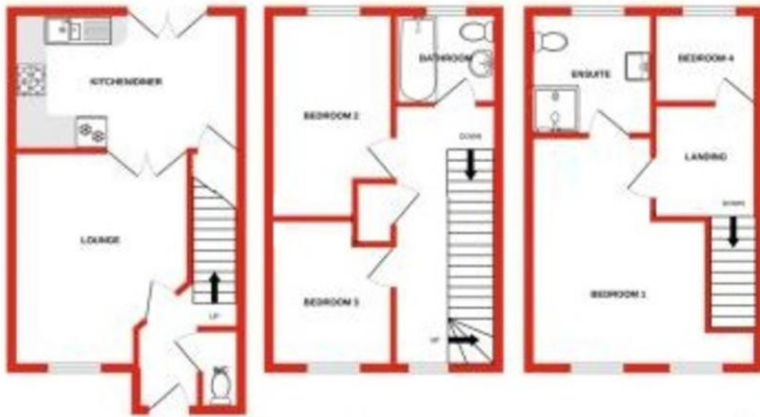
Being mainly laid to lawn with a decked patio and panelled fencing to boundaries

Garage

18' 8" x 9' (5.69m x 2.74m) With an up and over door for vehicular access

Tenure

We are advised by the vendor that the property itself is freehold and that the garage is leasehold with a service charge of approx. £400 per annum, 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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	72	
(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	

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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.