



smarthomes

Broom Hall Crescent

Acocks Green, Birmingham, B27 7JS

- A Well Presented Mid Terrace Property
- Two Double Bedrooms
- Breakfast Kitchen
- Four Piece Family Bathroom
- South East Facing Rear Garden
- No Upward Chain

£215,000

EPC Rating 57

Current Council Tax Band A





Property Description

The property is set back from the road behind wrought iron gates giving access to a paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, laminate flooring, lighting and oak door leading through to

Entrance Hallway

With ceiling light point, laminate flooring, radiator, stairs leading to the first floor accommodation and door leading through to



Lounge to Front

16' 8" x 11' 5" (5.1m x 3.5m) With double glazed bay window to front elevation, ceiling light point, radiator, space for log burning stove with tiled hearth and door leading through to



Breakfast Kitchen to Rear

11' 9" x 9' 2" (3.6m x 2.8m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, metro tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, integrated fridge freezer, breakfast bar seating area, cupboard housing boiler, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear, UPVC obscure double glazed door leading out to the rear garden and door leading into

Inner Hallway

With door leading into



Guest WC

With low flush WC, vanity sink, tiling to splashback, tiled flooring, ladder style radiator, obscure double glazed window to rear and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, loft access, useful storage area and doors leading off to



Bedroom One to Front

17' 0" x 10' 9" (5.2m x 3.3m) With two double glazed windows to front elevation, radiator, ceiling light point and useful -built-in over-stairs storage cupboard



Bedroom Two to Rear

12' 5" x 8' 6" (3.8m x 2.6m) With double glazed window to rear elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

9' 2" x 7' 10" (2.8m x 2.4m) Being fitted with a four piece white suite comprising; panelled bath with centralised mixer tap, low flush WC, vanity wash hand basin and shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to water prone areas, tiled flooring, ladder style radiator and spot lights to ceiling

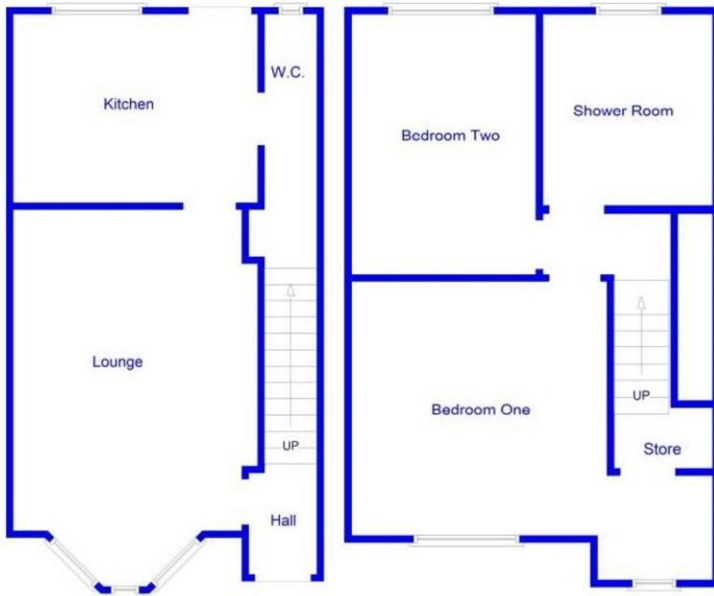
South East Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, shrub borders and timber shed



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)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	57	
(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.