



smarthomes

Glen Rise

Kings Heath, Birmingham, B13 0EJ

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- Lounge & Conservatory
- Family Bathroom & Ground Floor Shower Room

Offers Over £325,000

EPC Rating 46

Current Council Tax Band C





Property Description

The property is set back from the road behind a lawned fore garden and tarmac driveway providing off road parking extending to garage doors, exterior lighting and UPVC obscure double glazed door leading into

Enclosed Porch

With double glazed windows and feature part glazed double doors with coloured inserts leading through to

Entrance Hallway

With ceiling light point, radiator, parquet style flooring, stairs leading to the first floor accommodation and doors leading off to



Lounge to Front

14' 5" x 10' 5" (4.4m x 3.2m) With double glazed bay window to front elevation, radiator, ceiling light point with decorative rose, wall lighting, coving to ceiling, wood effect flooring, gas fireplace with tiled hearth and decorative surround and double doors leading through to

Re-Fitted Breakfast Kitchen to Rear

19' 0" x 13' 9" (5.8m x 4.2m) Being re-fitted with a range of high gloss handle-less wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap, four ring Neff induction hob with feature ceiling extractor, inset eye-level Neff double ovens, microwave oven and coffee machine, integrated dishwasher, space for American style fridge freezer, breakfast bar seating area, two radiators, spot lights to ceiling, wood effect flooring, double glazed windows to side and rear elevations, UPVC double glazed door to utility area to side and double glazed door leading into



Conservatory

8' 2" x 9' 2" (2.5m x 2.8m) With double glazed windows, glazed roof, wood flooring, radiator, wall lighting and double glazed French doors leading out to the rear garden



Utility Area to Side

22' 11" x 4' 7" (7.0m x 1.4m) With UPVC double glazed door leading out to the rear garden, glazed roof, tiled flooring, space and plumbing for washing machine and tumble dryer and door leading into

Ground Floor Shower Room

Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic rainfall shower, low flush WC and vanity wash hand basin with complementary Metro style tiling to walls, tiled flooring and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, feature obscure window to side and doors leading off to

Bedroom One to Front

15' 1" x 8' 10" (4.6m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point and a range of built-in wardrobes





Bedroom Two to Rear

13' 9" x 10' 5" (4.2m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

10' 2" x 6' 2" (3.1m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

8' 2" x 7' 2" (2.5m x 2.2m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin with useful storage below, obscure double glazed window to rear, tiling to water prone areas, ladder style radiator and ceiling light point



Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, terrace to rear, potting shed, mature shrubs and bushes and fencing to boundaries

Garage/Store

7' 10" x 6' 10" (2.4m x 2.1m) With garage doors to driveway and ceiling light point

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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(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.