



smarthomes



- A Very Well Presented and Significantly Extended Edwardian End-Terrace Property
- Three Bedrooms
- Substantial Extended Family Kitchen/Diner
- Modern Ground Floor Shower Room

Douglas Road, Acocks Green, Birmingham, B27 6HP

£340,000

A very well presented and significantly extended Edwardian end-terrace property offering spacious accommodation comprising two reception rooms, a substantial extended family kitchen/diner with utility area, modern ground floor shower room, three good size bedrooms, useable loft space, family bathroom, secure parking space, extensive private rear garden and a detached timber framed home office  
Council Tax Band – B. EPC Rating - 52



## Property Description

The property is set back from the road behind a fore garden with hedging for privacy and a feature original canopy porch with a wooden front door leading into

### Vestibule Porch

With original Minton tiled flooring, ceiling light point and an obscure glazed wooden door leading into

### Entrance Hallway

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

### Dining Room to Front

15' 5" x 11' 5" (4.7m x 3.5m) With UPVC double glazed bay window to front elevation, three wall mounted radiators, LED ceiling spot lights, engineered wooden flooring, electric fire with marble heath and surround and glazed double doors into





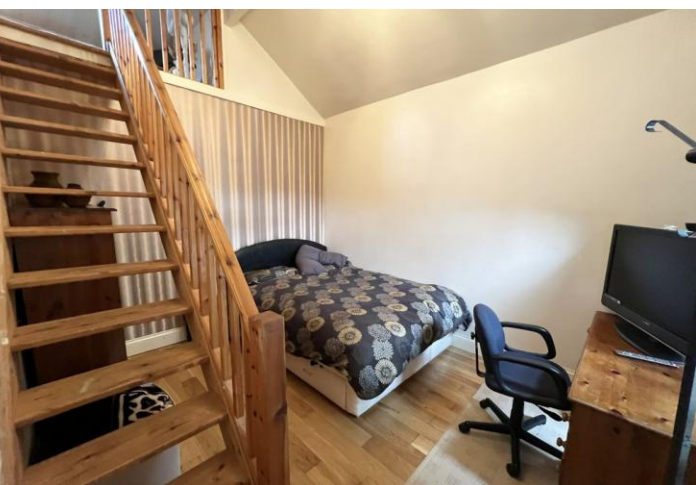
### **Lounge to Rear**

15' 5" x 12' 1" (4.7m x 3.7m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, LED ceiling spot lights, engineered wooden flooring, electric fire with marble heath and surround and door to



### **Extended Family Kitchen/Diner**

39' 0" x 8' 2" (11.9m x 2.5m) Being fitted with a range of base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Breakfast bar, space for a freestanding multi fuel Range style cooker and space and plumbing for washing machine, tumble dryer and dishwasher. Concealed wall mounted gas central heating boiler, wood effect tiling to floor, two wall mounted radiators, electric plinth heater, feature vaulted ceiling, five ceiling light points, UPVC double glazed door and windows to the side aspect, aluminium framed double glazed bi-fold doors leading to rear garden and door to



### Modern Ground Floor Shower Room

Being fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Extractor fan, wood effect tiling to floor and ceiling light point

### Landing

With ceiling spot lights and doors leading off to

### Bedroom One to Front

13' 9" x 11' 1" (4.2m x 3.4m) With two double glazed window to front elevation, engineered wooden flooring, two sets of fitted double wardrobes, radiator and ceiling light point

### Bedroom Two to Rear

12' 1" max x 9' 6" max (3.7m max x 2.9m max) With double glazed window to rear elevation, radiator, ceiling light point, engineered wooden flooring, feature vaulted ceiling and wooden staircase rising to

### Useable Loft Space

With reduced head height, Velux roof window, ceiling lights and access to eaves storage

### Bedroom Three to Rear

8' 10" x 8' 2" (2.7m x 2.5m) With double glazed window to rear elevation, radiator and ceiling light point

### Family Bathroom to Side

6' 6" x 5' 2" (2m x 1.6m) Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height, ceiling spot lights and an obscure double glazed window to the side elevation

### Extensive Private Rear Garden

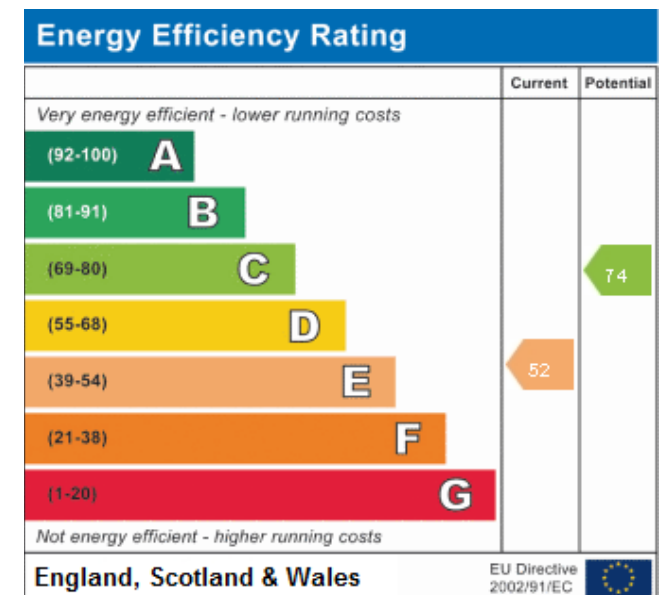
Being mainly laid to lawn with paved patio area, brick built BBQ and Belfast sink with hot and cold taps. External lighting, power points, panelled fencing to boundaries, gated access to a gravel parking space and access to

### Detached Timber Framed Home Office

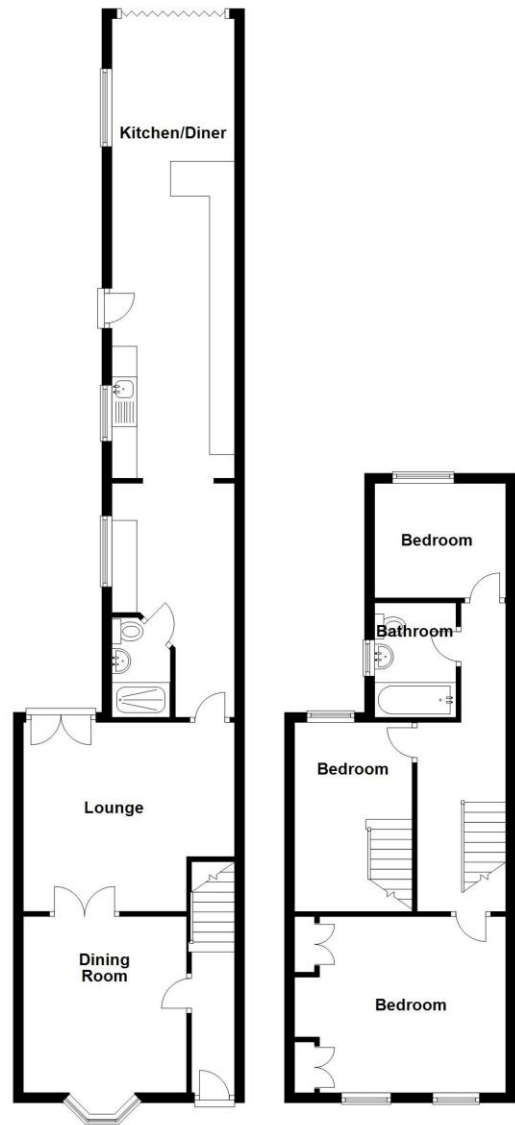
16' 4" x 16' 4" (5m x 5m) With single glazed wooden doors and windows and electric supply

### 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 – B







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