



smarthomes

Olton Boulevard East

Acocks Green, Birmingham, B27 7ND

- A Larger Than Average Semi-Detached Family Home
- Three Double Bedrooms
- No Upward Chain
- Two Spacious Reception Rooms & Breakfast Room

£270,000

EPC Rating - TBC

Current Council Tax Band - C





Property Description

The property is set back from the road behind a concrete driveway providing off road parking with raised pebbled area to side, dwarf wall to front boundary and a UPVC double glazed door leading into

Enclosed Porch

With ceiling light point and a further single glazed obscure door leading to

Entrance Hallway

With an obscure double glazed window to front, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Reception Room One to Front

14' 1" x 11' 5" (4.3m x 3.5m) With UPVC double glazed bay window to front elevation, ceiling light point and gas fire with tiled surround

Reception Room Two to Rear

14' 9" x 11' 5" (4.5m x 3.5m) With double glazed bay window to rear elevation, radiator and ceiling light point

Breakfast Room to Rear

9' 2" x 6' 2" (2.8m x 1.9m) With double glazed window to rear elevation, radiator, ceiling light point, useful storage cupboards and obscure glazed sliding door to



Kitchen to Side

9' 2" x 4' 7" (2.8m x 1.4m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Tiling to splash back areas, ceiling light point, single glazed window to the side aspect and a single glazed door to

Covered Side Passage

With cold water tap, perspex roof and doors to garage, storage room and guest W.C



Landing

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

Bedroom One to Front

14' 9" x 11' 5" (4.5m x 3.5m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

15' 1" x 10' 2" (4.6m x 3.1m) With double glazed bay window to rear elevation, radiator, built in wardrobes and wall and ceiling light points



Dual Aspect Bedroom Three

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed windows to front and rear elevations, loft access, radiator, ceiling light point and built in wardrobes housing a wall mounted gas central heating boiler



Bathroom to Front

6' 6" x 5' 2" (2m x 1.6m) Being fitted with a white suite comprising of a panelled bath and pedestal wash hand basin. Radiator, ceiling light point and an obscure double glazed window to the front elevation

Separate W.C

With a low flush W.C, obscure UPVC double glazed window to side and ceiling light point

Extensive Rear Garden

Being mainly laid to lawn with paved patio area, planted shrub borders and panelled fencing to boundaries



Garage

15' 5" x 8' 2" (4.7m x 2.5m) Located at the side of the property with side hung doors for vehicular access, space and plumbing for washing machine, ceiling light point and courtesy door to covered side passage

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