



smarthomes

## Jutland Road

Billesley, Birmingham, B13 0TX

- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Kitchen/Diner

**£260,000**

EPC Rating - TBC

Current Council Tax Band - B





## Property Description

### DRAFT SALES PARTICULARS

The property is set back from the road behind a block edged tarmac frontage extending to UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows to property frontage and sides and a further composite door leading to

### Entrance Hallway

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

### Reception Room One to Front

16' 0" x 13' 5" (4.9m x 4.1m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator, ceiling light point and door to



### Reception Room Two

16' 8" x 9' 2" (5.1m x 2.8m) With a UPVC double glazed window to side elevation, radiator, ceiling spot lights, laminate flooring, under stairs storage cupboard and glazed double doors to



### Extended & Re-Fitted Breakfast Kitchen to Rear

15' 1" x 11' 9" (4.6m x 3.6m) 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. Central island with breakfast bar, integrated dishwasher, tiling to splash back areas and floor, radiator, ceiling spot lights, UPVC double glazed door and window to the rear aspect and door to



### Modern Ground Floor Shower Room/Utility

15' 1" x 2' 7" (4.6m x 0.8m) Being fitted with a modern white suite comprising of fully tiled walk in shower area, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, LED mirror, tiling to splash prone areas and floor, ceiling spot lights, two obscure double glazed windows to the side elevation, wall mounted gas central heating boiler and space and plumbing for washing machine



### Landing

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

### Bedroom One to Front

10' 9" x 9' 2" (3.3m x 2.8m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted wardrobes and over bed storage

### Bedroom Two to Rear

12' 5" x 8' 10" (3.8m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Rear

9' 2" x 7' 2" (2.8m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point



### Re-Fitted Family Bathroom to Front

7' 6" x 6' 10" (2.3m x 2.1m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the front elevation

### South Facing Rear Garden

Being mainly laid to lawn with paved patio, gated side access, timber framed summer house, security lighting, cold water tap, planted shrubs and bushes and panelled fencing to boundaries



### 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 - B



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