



smarthomes

Overlea Avenue

Acocks Green, Birmingham, B27 7UN

- An Extremely Well Presented Semi-Detached Family Home
- Three Double Bedrooms
- Extended & Re-Fitted Kitchen
- Re-Fitted Family Bathroom

£325,000

EPC Rating - 66

Current Council Tax Band - C





Property Description

The property is situated in a discreet cul-de-sac location and is set back from the road behind a block paved driveway providing off road parking with a laid lawn area to side with planted shrub borders and a UPVC double glazed door leading into

Enclosed Porch

With tiled flooring, ceiling light point and a further UPVC double glazed door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, two useful storage cupboards and doors leading off to

Lounge to Front

15' 5" x 10' 2" (4.7m x 3.1m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and fire alcove



Dining Room to Rear

13' 9" x 10' 9" (4.2m x 3.3m) With a wall mounted radiator, ceiling light point and UPVC double glazed sliding patio doors with matching side windows leading to

Conservatory

8' 10" x 7' 10" (2.7m x 2.4m) With double glazed windows, polycarbonate roof, tiled flooring, ceiling light and fan and double glazed French doors leading out to the rear garden



Extended & Re-Fitted Kitchen to Rear

13' 9" x 10' 5" (4.2m x 3.2m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a Bosch 4 ring gas hob with extractor hood over. Inset Neff slide and hide oven, Neff warming drawer, Neff microwave oven and integrated Bosch dishwasher. Mosaic tiling to splash back areas, lacquered oak flooring, feature vertical radiator, ceiling spot lights, two Velux roof windows, UPVC double glazed window to the rear aspect, UPVC double glazed door to rear garden and door to



Utility Room

6' 6" x 4' 7" (2m x 1.4m) With space and plumbing for a stacked washing machine and tumble dryer, lacquered oak flooring, ceiling spot lights and UPVC door to garage

Landing

With ceiling light point, obscure double glazed window to side, loft hatch with drop down ladder and doors leading off to

Bedroom One to Front

16' 4" x 10' 2" (5m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

13' 9" x 10' 9" (4.2m x 3.3m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

12' 9" x 8' 6" (3.9m x 2.6m) With double glazed window to front elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

8' 2" x 7' 10" (2.5m x 2.4m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, feature vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling light point and obscure double glazed windows to the side and rear elevations

Walled West Facing Rear Garden

Being mainly laid to lawn with paved patio area, mature shrubbed borders, outside power socket, water point, lighting and brick built walls to boundaries



Garage

15' 5" x 7' 6" (4.7m x 2.3m) Located at the side of the property with side hung doors for vehicular access, cold water tap, wall mounted gas central heating boiler, ceiling light point and courtesy door to utility

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.