



smarthomes

## Bromyard Road

Tyseley, Birmingham, B11 3BB

- A Well Presented & Extended Mid-Terrace Property
- Two Double Bedrooms
- Extended Fitted Kitchen
- Modern Shower Room

**£180,000**

EPC Rating - 62

Current Council Tax Band - B





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with low level walls to side boundaries and a UPVC double glazed door leading into

## Enclosed Porch

With a further wooden door leading to

## Entrance Hallway

With laminate flooring, ceiling light point and door leading off to



### **Through Lounge/Diner**

24' 11" x 12' 1" max (7.6m x 3.7m max)  
With UPVC double glazed bay window to front elevation, full height UPVC double glazed window to rear, laminate flooring, two wall mounted radiators, wall and ceiling light points, feature fireplace with living flame gas fire and door to



### **Inner Lobby**

With stairs rising to first floor, under stairs storage area and door to

### **Extended Fitted Kitchen to Rear**

15' 8" x 7' 2" (4.8m x 2.2m) Being fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a Belfast style sink with mixer tap over, further incorporating a 4 ring ceramic hob. Eye level double oven and grill, space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to full height and floor, radiator, ceiling light point, double glazed windows to the side and rear aspects and a UPVC double glazed door to rear garden



### **Landing**

With two ceiling light points, radiator, obscure double glazed window to side, loft hatch and doors leading off to



### **Bedroom One to Front**

12' 1" x 11' 9" (3.7m x 3.6m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

### **Bedroom Two to Rear**

12' 1" x 9' 2" (3.7m x 2.8m) With double glazed window to rear elevation, laminate flooring and ceiling light point



### Study/Store Room to Side

7' 6" x 4' 7" (2.3m x 1.4m) With double glazed window to side elevation and ceiling light point

### Modern Shower Room to Rear

7' 6" x 7' 2" (2.3m x 2.2m) Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, wood effect flooring, ceiling light point and an obscure double glazed window to the rear elevation

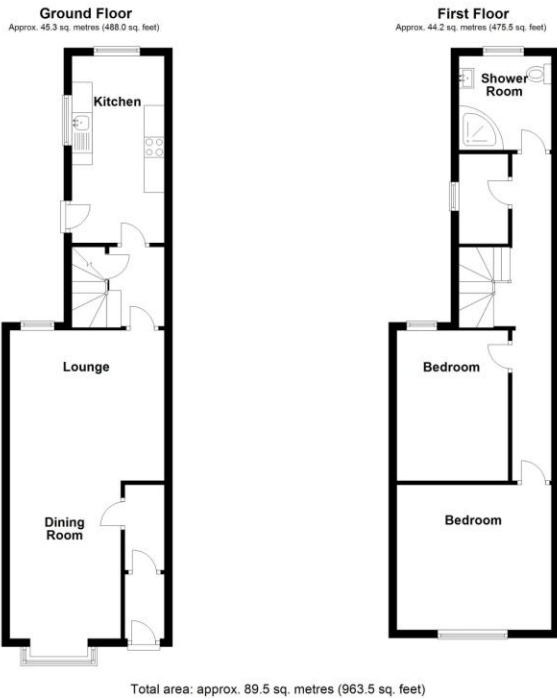


### Extensive Rear Garden

Being mainly laid to lawn with paved patio areas, cold water tap, mature 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 Nigel Hodges. Current council tax band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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