



smarthomes

## Broom Hall Grove

Acocks Green, Birmingham, B27 7JT

- An Extended Mid Terrace Property
- Three Bedrooms
- Open Plan Dining Kitchen
- No Upward Chain

**Offers Over £225,000**

EPC Rating 55

Current Council Tax Band A





## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, tiled flooring, lighting and obscure glazed wooden door leading through to

### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading through to



### **Lounge to Front**

17' 8" x 11' 9" (5.4m x 3.6m) With double glazed bay window to front elevation, ceiling light point, wall lighting, radiator fireplace with marble hearth and wooden surround, useful under-stairs storage cupboard and door leading through to

### **Open Plan Dining Room**

9' 10" x 9' 2" (3.0m x 2.8m) With ceiling light point, radiator, door to bathroom and being open plan through to



### **Kitchen to Rear**

10' 9" x 10' 2" (3.3m x 3.1m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, ceiling light point, tiled flooring, radiator, double glazed window to rear, UPVC double glazed door leading out to the rear garden and door leading into



### **Utility Area**

With space and plumbing for washing machine, ceiling light point, tiled flooring and door leading into

### **Guest WC**

With obscure double glazed window to rear elevation, low flush WC, pedestal wash hand basin, ceiling light point, tiled flooring and radiator



### **Ground Floor Family Bathroom**

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath, pedestal wash hand basin and corner shower cubicle with Triton electric shower, with tiling to water prone areas, tiled flooring, radiator, fitted cupboards, extractor and ceiling light point



### Accommodation on the First Floor Landing

With ceiling light point, loft access and doors leading off to

### Bedroom One to Front

17' 0" x 12' 1" (5.2m x 3.7m) With double glazed window to front elevation, radiator, ceiling light point and useful over-stairs storage cupboard

### Bedroom Two to Rear

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

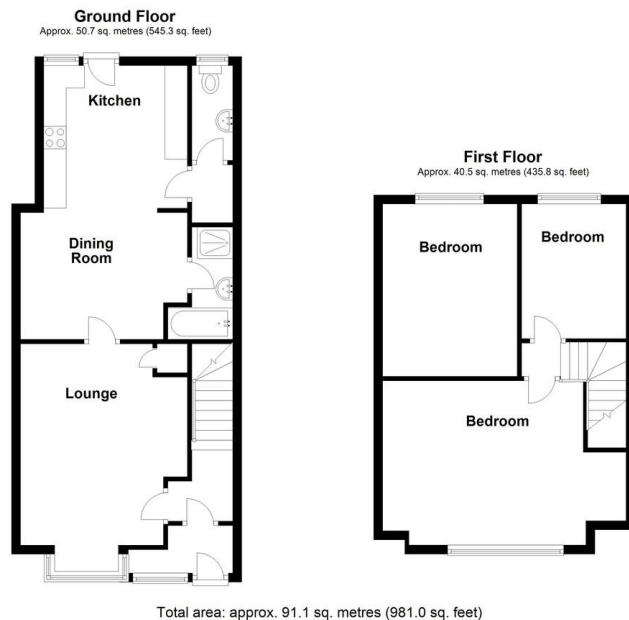
### Bedroom Three to Rear

9' 6" x 7' 6" (2.9m x 2.3m) With double glazed window to rear elevation, radiator and ceiling light point

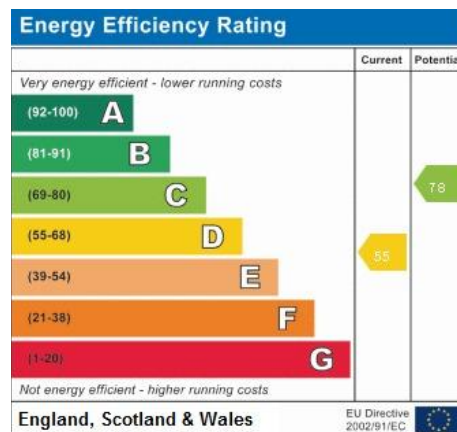


### Rear Garden

Being mainly laid to lawn with decked patio, outside tap, timber shed and 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 - A



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