



smarthomes

Ladbroke Grove

Acocks Green, Birmingham, B27 7LB

- A Well Presented End Terrace Property
- Three Good Size Bedrooms
- Open Plan Breakfast Kitchen
- Pleasant South West Facing Rear Garden

Offers Over £210,000

EPC Rating 68

Current Council Tax Band B





Property Description

The property is set back from the road behind a gravel driveway providing off road parking extending to gated side access to rear garden and canopy porch with UPVC double glazed door leading through to

Lounge to Front

10' 10" x 15' 8" (3.3m x 4.78m) With double glazed window to front elevation, coving to ceiling, ceiling light point, wall lighting, radiator, contemporary electric fire suite, wood effect flooring, door to storage and door leading through to



Open Plan Breakfast Kitchen to Rear

15' 7" x 14' 8" (4.75m x 4.47m) With stairs leading to the first floor accommodation, tiled flooring, picture rail, space for fridge freezer, door to family bathroom and being open plan to kitchen area being fitted with a range of wall and base units with laminate work surfaces, sink and drainer unit, tiling to splashback areas, inset oven, space and plumbing for washing machine and tumble dryer, ceiling light point, herringbone effect flooring, double glazed door leading out to the rear garden and double glazed window to rear elevation



Ground Floor Family Bathroom to Rear

4' 9" x 7' 8" (1.45m x 2.34m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, extractor and ceiling light point



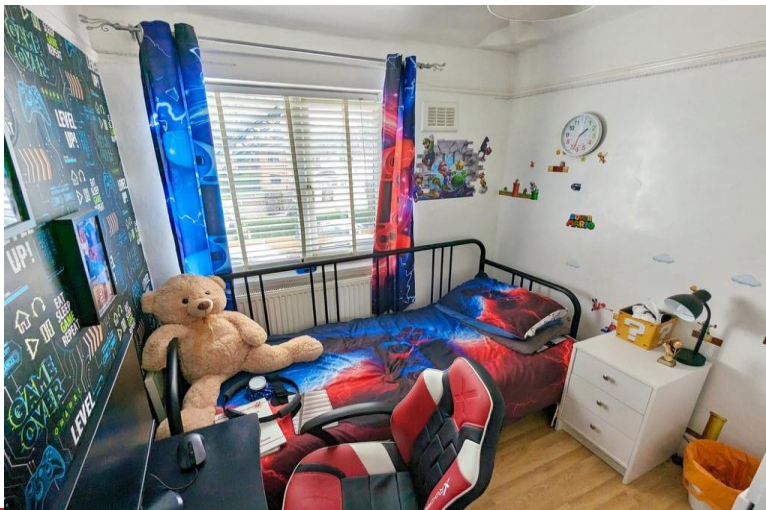
Accommodation on the First Floor

Landing

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

Bedroom One to Rear

8' 8" x 12' 10" (2.64m x 3.91m) With double glazed window to rear elevation, radiator, wall mounted Worcester Bosch boiler, wood effect flooring, ceiling light point and door to useful over-stairs storage cupboard



Bedroom Two to Front

10' 10" x 7' 10" (3.3m x 2.39m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Front

7' 9" x 7' 8" (2.36m x 2.34m) With double glazed window to front elevation, radiator and ceiling light point

Pleasant South West Facing Rear Garden

Being mainly laid to lawn with paved patio, artificial lawned areas, panelled fencing to boundaries and gated access to driveway



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(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	

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