



smarthomes

Overton Grove

Acocks Green, Birmingham, B27 7LP

- A Mid-Terrace Property with No Upward Chain
- Two Good Size Bedrooms
- Fitted Breakfast Kitchen
- Extensive South Facing Rear Garden

£180,000

EPC Rating - TBC

Current Council Tax Band - A





Property Description

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

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, wood effect flooring and door leading off to

Lounge to Front

15' 5" x 11' 5" (4.7m x 3.48m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, under stairs storage cupboard and door to



Fitted Breakfast Kitchen to Rear

11' 3" x 9' 4" (3.43m x 2.84m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a Belfast style sink with mixer tap over. Space for freestanding gas cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light point, UPVC double glazed door and window to the rear aspect and door to lobby leading into



Guest W.C

With a fitted mid flush W.C, obscure UPVC double glazed window to rear and ceiling light point

Landing

With ceiling light point, built in storage, loft hatch and doors leading off to



Bedroom One to Front

16' 8" x 10' 2" (5.08m x 3.1m) With two double glazed windows to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 4" x 8' 2" (3.76m x 2.49m) With double glazed window to rear elevation, laminate flooring, built in storage, radiator and ceiling light point





Family Bathroom to Rear

9' 2" x 7' 7" (2.79m x 2.31m) Being fitted with a suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure double glazed window to the rear elevation

Extensive South Facing Rear Garden

Being mainly laid to lawn with paved patio, shared access to property frontage 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 - A