



smarthomes

Braceby Avenue

Billesley, Birmingham, B13 0US

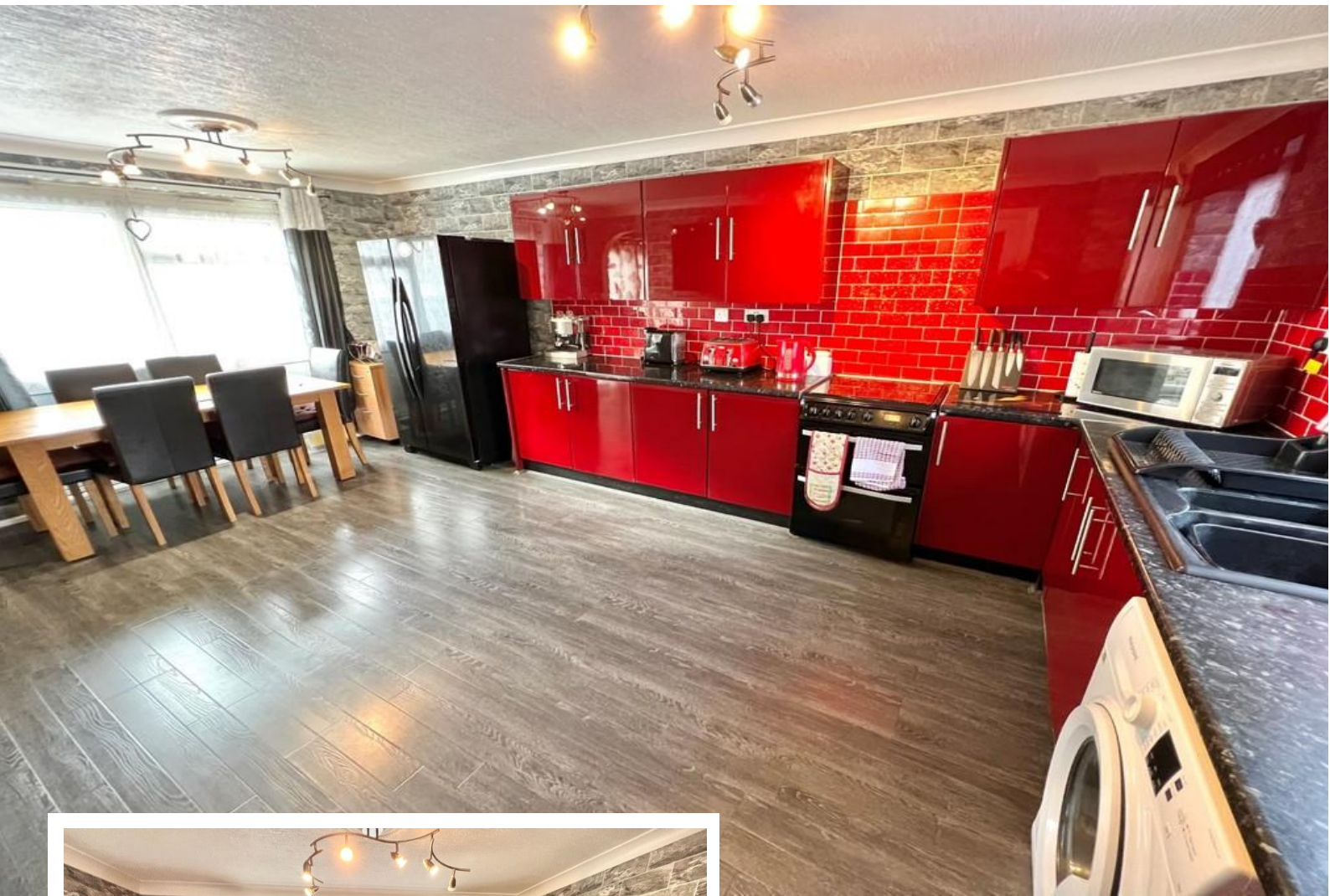
- A Spacious End Terrace Property
- Four Bedrooms
- Dining Kitchen
- South Facing Rear Garden With Summer House

£260,000

EPC Rating 66

Current Council Tax Band B





Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to outside tap and UPVC obscure double glazed door leading through to

Entrance Hallway

With wood effect flooring, ceiling light point, useful storage cupboard, radiator, stairs leading to the first floor accommodation and doors leading off to

Dual Aspect Lounge

18' 4" x 11' 1" (5.6m x 3.4m) With double glazed bow window to front elevation, double glazed window to rear, radiator, coving to ceiling, two ceiling light points with decorative roses, wall lighting, gas fireplace with wooden surround and wood effect flooring



Guest WC

With low flush WC, wash hand basin with tiled splashback, wood effect flooring, ceiling light point and obscure window to side

Dual Aspect Dining Kitchen

18' 8" x 11' 1" (5.7m x 3.4m) Being fitted with a range of high gloss wall and base units with complementary laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space and plumbing for washing machine, space for American style fridge freezer, wall mounted Worcester Bosch boiler, radiator, wood effect flooring, coving to ceiling, two ceiling light points with decorative roses, double glazed windows to front and rear elevations and double glazed sliding patio doors leading out to the rear garden

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to rear, loft access, radiator and doors leading off to



Bedroom One to Front

12' 5" x 11' 1" (3.8m x 3.4m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

11' 1" x 9' 6" (3.4m x 2.9m) With double glazed window to rear elevation, coving to ceiling, radiator and ceiling light point

Bedroom Three to Front

14' 1" x 8' 10" (4.3m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point and useful airing cupboard



Bedroom Four to Rear

7' 6" x 5' 10" (2.3m x 1.8m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobe with mirrored sliding doors



Family Shower Room to Front

6' 10" x 4' 11" (2.1m x 1.5m) Being fitted with a three piece white suite comprising of; over-sized shower cubicle with thermostatic shower, WC with enclosed cistern and vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to front, ladder style radiator and ceiling light point

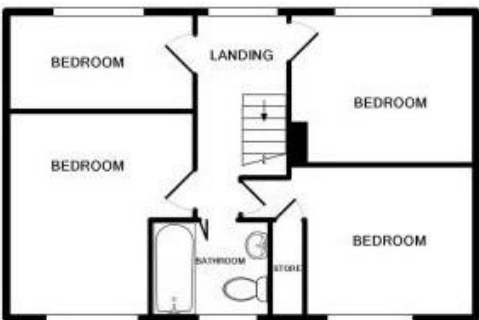
South Facing Rear Garden

Having an artificial lawned area, decked terrace, paved pathway, lawned area, Summer house, timber shed, brick built storage area 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 vendor. Current council tax band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
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.