



smarthomes



- An Extended Detached Family Home
- Four Good Size Bedrooms
- Spacious Lounge
- Extended & Re-Fitted Kitchen/Diner

Warstock Lane, Kings Heath, Birmingham, B14 4AY

A substantially extended and refurbished detached home benefiting from accommodation comprising a spacious lounge, extended and re-fitted kitchen/diner, utility area, guest W.C, four good size bedrooms, re-fitted family bathroom, re-fitted shower room, large garage, driveway parking and a large private rear garden

Offers Over £400,000

EPC Rating - E

Current Council Tax Band - E



Property Description

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

Enclosed Porch

With stripped timber effect flooring and oak glazed door leading to

Entrance Hallway

With stripped timber effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading off to





Extended & Re-Fitted Kitchen/Diner
22' 7" x 21' 10" (6.88m x 6.65m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a double bowl sink and drainer unit with mixer tap over. Space for Range style cooker, housing for American style fridge, central island with breakfast bar, integrated dishwasher, stripped timber effect flooring, two vertical radiators, ceiling light points and spot lights, a UPVC double glazed window to the rear aspect, UPVC double glazed French doors to rear garden, composite door to utility and opening into

Spacious Lounge to Front
17' 2" x 10' 7" (5.23m x 3.23m) With UPVC double glazed bay window to front elevation, stripped timber effect flooring, wall mounted radiator and ceiling light point

Utility Area

18' 8" x 7' 3" (5.69m x 2.21m) Fitted with a range of wall and base units with a work surface over, space and plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed door, tiling to floor, opening into garage and door to

Guest W.C

Being re-fitted with a modern white low flush W.C, stripped timber effect flooring, tiling to half height and ceiling light point

Landing

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

Bedroom One to Front

13' 4" x 9' 11" (4.06m x 3.02m) With double glazed window to front elevation, double fitted wardrobe, radiator and ceiling light point

Bedroom Two to Rear

11' 7" x 9' 6" (3.53m x 2.9m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point

Bedroom Three to Front

13' 3" x 10' 9" (4.04m x 3.28m) With double glazed window to front elevation, double fitted wardrobe, radiator and ceiling light point

Bedroom Four to Front

9' 7" x 6' 2" (2.92m x 1.88m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, stripped timber effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

Re-Fitted Shower Room to Rear

Being re-fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas, stripped timber effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

Large Private Rear Garden

Being mainly laid to lawn with paved patio, hedging and panelled fencing to boundaries, timber potting shed and additional storage shed

Large Garage

26' 1" max x 9' 11" max (7.95m max x 3.02m max) With an up and over door to property frontage and ceiling strip light point

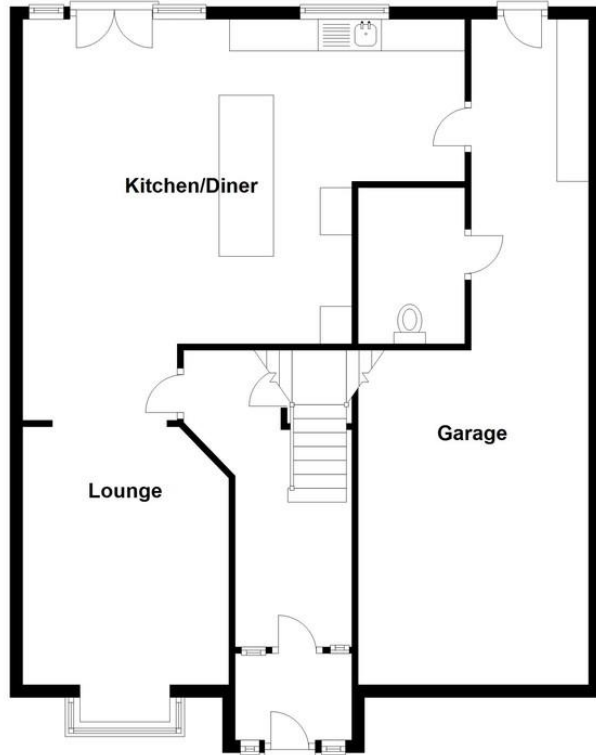
Tenure

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 - E



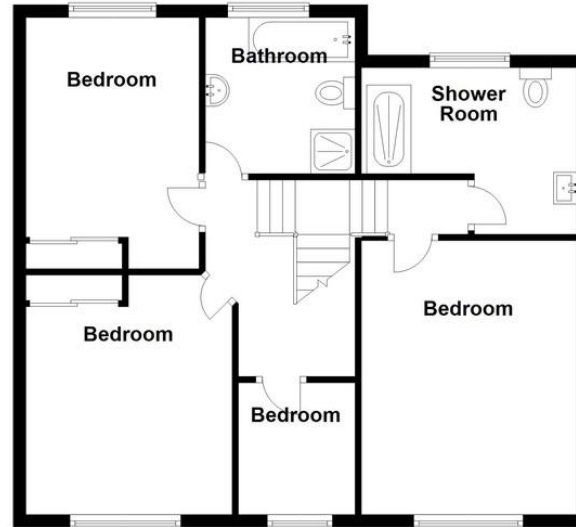
Ground Floor

Approx. 96.0 sq. metres (1033.8 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.2 sq. feet)



Total area: approx. 161.7 sq. metres (1740.0 sq. feet)



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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 are 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.