



smarthomes

## Ninfield Road

Acocks Green, Birmingham, B27 7TS

- Substantially Extended End of Terraced Property
- Four Double Bedrooms
- Two Reception Rooms
- Extended Kitchen/Family Room

**£350,000**

EPC Rating TBC

Current Council Tax Band - B







## Property Description

The property is set back from the road behind a block paved driveway providing ample off road parking, courtesy gate to side and extending to double glazed door leading into

### Enclosed Porch

With Georgian bar windows to property frontage, polished Porcelain tiling to floor and double glazed door leading through to

### Entrance Hallway

Having feature timber work to walls, ceiling light point, polished Porcelain tiling to floor, built-in meter cupboard, stairs leading to the first floor accommodation and door leading off to

### Re-Fitted Ground Floor Shower Room

Being fitted with a modern white suite comprising a low flush WC and vanity wash hand basin with mixer tap over, fully tiled corner shower cubicle with thermostatic shower over, Aqua-panelling to ceiling with inset down lighters, double glazed window to front elevation, polished Porcelain tiling to floor and complementary tiling walls







**Reception Room One to Front**

14' 1" x 10' 11" (4.29m x 3.33m) With Georgian bar double glazed bay window to front elevation, polished Porcelain tiling to floors, bespoke storage to chimney recesses, coving to ceiling, wall mounted radiator, ceiling light point and part glazed folding doors through to

**Reception Room Two to Rear**

15' 9" x 10' 8" (into chimney recess) (4.8m x 3.25m (into chimney recess) With double glazed French doors leading to rear garden, wall mounted radiator, coving to ceiling and ceiling light point

**L Shaped Kitchen Breakfast Room**

18' 4" x 15' 9" (5.59m x 4.8m) Being fitted with a range of wall and base units with complementary work surfaces, double sink and drainer unit with mixer tap, tiling to splashback areas, integrated oven and grill, four ring gas hob set below combination light and extractor with Perspex splash back, built-in Vaillant central heating boiler, plumbing for American fridge freezer, central heating radiator, two ceiling light points, spotlights to breakfast area, polished Porcelain tiling to floor, two double glazed windows to rear, Georgian bar double glazed windows to side elevation and double glazed door leading through to



**Utility Room**

9' 11" x 3' 6" (3.02m x 1.07m) With Colonial panelled glazed door, polished Porcelain tiling to floor, plumbing for automatic washing machine, ceiling light point and central heating radiator



**Accommodation On The First Floor**

**Landing**

Spindle balustrade, inset down lighters, ladder leading to boarded loft space and doors leading off to

**Master Bedroom to Rear**

14' 11" x 9' 10" (4.55m x 3m) With double glazed window to rear elevation, central heating radiator and inset down lighters.

**Bedroom Two to Front**

11' 1" x 9' 11" (3.38m x 3.02m) With Georgian bar double glazed window to front elevation, radiator and ceiling light point



**Extended Bedroom Three to Front**

15' 1" x 11' 2" (max) (4.6m x 3.4m (max) With two Georgian bar double glazed window to front elevation, radiator and ceiling down lighters

**Extended Bedroom Four to Rear**

12' 1" x 14' 7" (3.68m x 4.44m) With double glazed window to rear elevation, inset down lighters, stripped timber effect flooring and central heating radiator.



### **Family Bathroom to Rear**

Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC, vanity wash hand basin with mixer tap, Porcelain tiling to floors and walls, obscure double glazed window to rear, central heating radiator and illuminated vanity mirror.

### **Rear Garden**

A good sized rear garden being mainly laid to lawn with paved patio 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 - B



316 Stratford Road  
Shirley  
Solihiull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

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