



smarthomes

Allcroft Road

Tyseley, Birmingham, B11 3EB

- A Very Well Presented Extended Semi Detached
- Three Bedrooms
- Loft Conversion Bedroom & En Suite
- Extended Conservatory

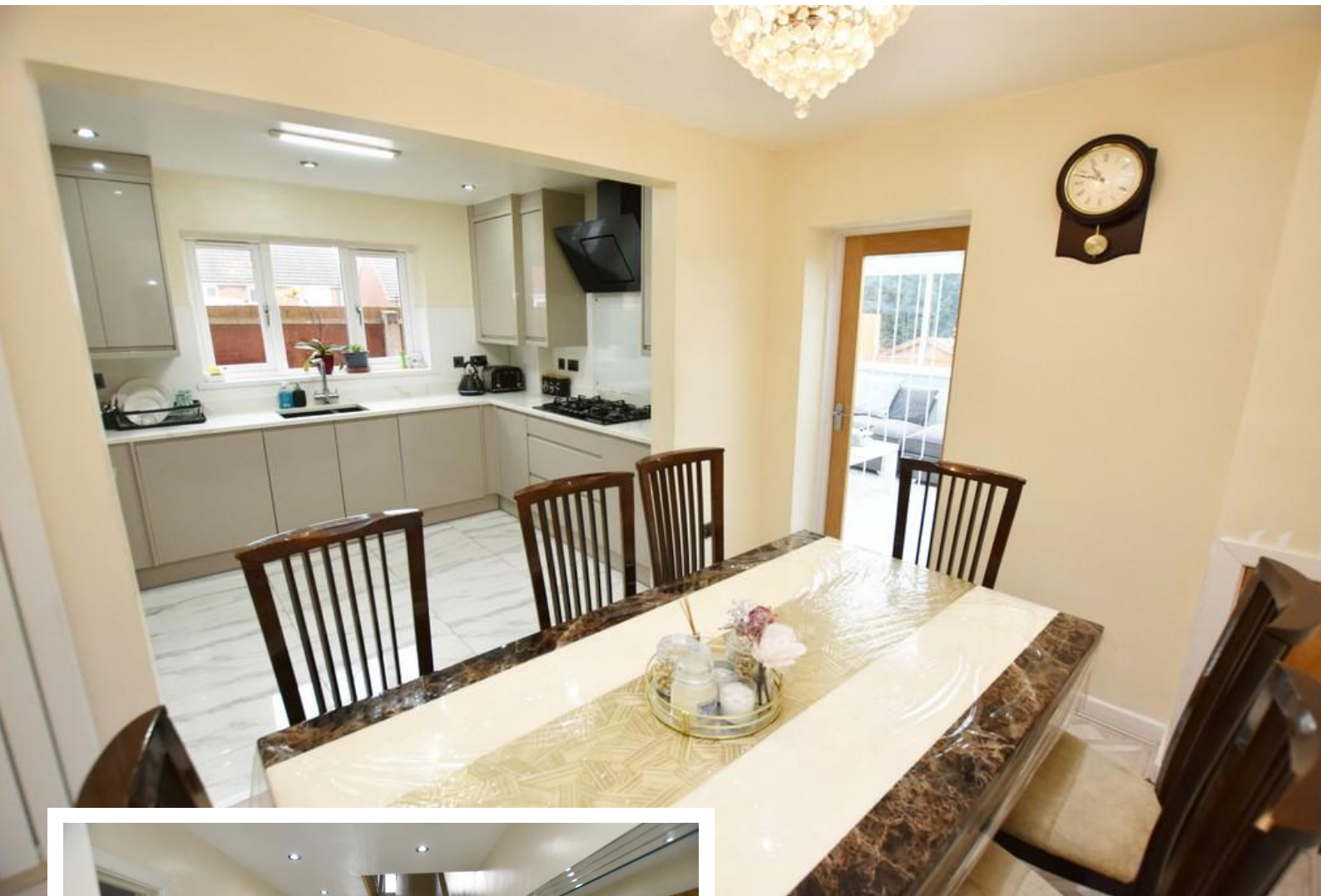
Offers In Region Of

£340,000

EPC Rating TBC

Current Council Tax Band - B





Property Description

The property is set back from the road behind a lawned fore garden with pathway leading up to composite front door leading into

Entrance Hallway

11' 9" x 5' 5" (max) (3.58m x 1.65m) With central heating radiator, ceiling light point, ceiling spotlights, wall mounted fuse box, alarm control panel, ceiling smoke alarm detector, laminate flooring, stairs leading to the first floor accommodation with useful under stairs storage cupboard and doors leading off to

Guest W.C

5' 10" x 2' 3" (1.78m x 0.69m) Having a white low flush WC and pedestal wash hand basin with tiling to splash back areas, ceiling light point, ceiling extractor fan, central heating radiator and laminate flooring.

Lounge to Front

17' 5" x 10' 2" (5.31m x 3.1m) With double glazed square bay window to front elevation, two central heating radiators and ceiling light point



Open Plan Kitchen Diner

10' 7" x 16' 5" (3.23m x 5m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, built-in Zanussi double oven, five ring gas hob with extractor fan over and glazed splash back, integrated fridge and freezer and under-counter dishwasher, ceiling smoke alarm detector, two ceiling light points and range of ceiling spotlights, double glazed window to side, central heating radiator and door leading through to



Extended Conservatory

12' 5" x 15' 05" (3.78m x 4.7m) With double glazed windows, polycarbonate roof, central heating radiator, laminate flooring and double glazed door leading out to the rear garden

Accommodation On The First Floor

Landing

With ceiling light point, ceiling smoke alarm detector, store cupboard, wall mounted alarm control panel and doors leading off to

Bedroom One to Front

12' 5" x 9' 6" (3.78m x 2.9m) With double glazed window to front elevation, built-in double wardrobe with wooden panelled doors, radiator and ceiling light point



Bedroom Two to Rear

10' 7" x 9' 5" (3.23m x 2.87m) With double glazed window to rear elevation, built-in double wardrobe with wooden panelled doors, central heating radiator and ceiling light point

Bedroom Three to Front

9' 3" x 6' 3" (2.82m x 1.91m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath shower over and glazed screen, low flush WC and wash hand basin with mixer tap and storage beneath, fully tiled surround and tiled flooring, obscure double glazed window to rear, ceiling light point and wall mounted extractor.



Accommodation On The Second Floor

Loft Conversion/Bedroom Four

14' 8" x 10' 4" (4.47m x 3.15m) With ceiling light point, four ceiling spotlights and two Velux windows to both sides, built-in wardrobes, built-in storage into eaves and a wall mounted radiator.



En Suite

5' 5" x 5' 3" (1.65m x 1.6m) Being fitted with a white suite comprising; shower enclosure with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin with mixer tap, fully tiled surround, tiled flooring, one ceiling light point, one Velux window and wall mounted heated towel rail,

Rear Garden

Having a large patio area with steps leading down to a lawned area with pathway leading to the rear, panelled fencing to both sides and wall to rear

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

