



smarthomes

Arden Road

Acocks Green, Birmingham, B27 6AH

- A Well Presented Modern Detached Family Home
- Four Bedrooms
- Dining Kitchen
- En-Suite Shower Room
- Southerly Facing Rear Garden

£415,000

EPC Rating 75

Current Council Tax Band D





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to canopy porch and composite front door leading through to

Entrance Hall

With tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading through to

Lounge to Front

19' 5" x 11' 9" (5.92m x 3.58m) With double glazed bay window to front elevation, ceiling light point, wall lighting, radiator, useful under-stairs storage cupboard and door leading into



Dining Kitchen to Rear

17' 4" x 14' 9" (5.28m x 4.5m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, radiator, wood effect flooring, spot lights to ceiling, double glazed window to rear, double glazed sliding patio doors leading out to the rear garden and door leading into



Guest WC

With low flush WC, wash hand basin, tiling to walls, extractor, ceiling light point, radiator and obscure double glazed window to side

Accommodation on the First Floor

Landing

With stairs leading to the second floor accommodation, ceiling light points, double glazed windows to front and side elevations, radiator and doors leading off to



Bedroom Three to Rear

10' 5" x 14' 8" (3.18m x 4.47m) With two double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

8' 8" x 10' 8" (2.64m x 3.25m) With two double glazed windows to front elevation, radiator and ceiling light point

Family Bathroom

8' 8" x 7' 0" (2.64m x 2.13m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls and floor, obscure double glazed window to side, ladder style radiator, extractor, spot lights to ceiling and built-in cupboard housing Vaillant boiler



Accommodation on the Second Floor

Landing

With ceiling light point and doors leading off to



Bedroom One to Front

17' 2" x 11' 6" (5.23m x 3.51m) With double glazed window to front elevation, radiator, ceiling light point, loft access and door leading into

En-Suite Shower Room

7' 0" x 3' 6" (2.13m x 1.07m) Being fitted with a three piece white suite comprising of; shower enclosure, low flush WC and wall mounted wash hand basin with tiling to walls and floor, extractor and ceiling light point

Bedroom Two to Rear

12' 5" x 10' 8" (3.78m x 3.25m) With double glazed window to rear elevation, radiator and ceiling light point

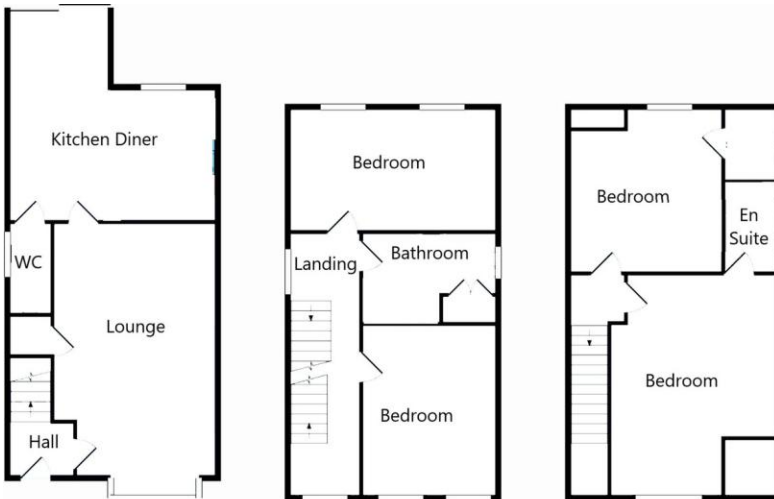
Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, gated access to front, timber potting shed and a range of mature shrubs and bushes to borders



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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.