



smarthomes

Ilsey Drive

Acocks Green, Birmingham, B27 7YT

- A Very Well Presented Semi Detached Property
- Four Bedrooms
- En Suite & Family Bathroom
- Landscaped Southerly Facing Rear Garden

£335,000

EPC Rating 66

Current Council Tax Band - C





Property Description

Access to the property is gained via a pathway with door leading into

Entrance Hallway

With two ceiling light points, central heating radiator, timber effect flooring, stairs leading to the first floor accommodation doors leading off to

Kitchen to Front

6' 11" x 11' 10" (2.11m x 3.61m) Being fitted with a full range of floor and wall mounted cupboard units with complementary work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, integrated double oven with ceramic hob and extractor hood over, space and plumbing for a dishwasher, space for American style fridge freezer, space for automatic washing machine, two ceiling lights, central heating radiator, double glazed window to front and cupboard housing Glow Worm central heating and hot water boiler



Guest WC

With low flush WC, vanity wash hand basin with tiled splashback, central heating radiator, extractor fan and ceiling light point

Lounge

13' 8" (max) x 17' 4" (max) (4.17m x 5.28m) With two central heating radiators, stone fire surround with inset electric fire and hearth, timber effect flooring, two ceiling light points and opening to

Garden Room to Rear

10' 11" x 12' 6" (3.33m x 3.81m) Having vaulted ceiling with feature glazing to rear, double glazed windows to sides, ceiling spotlights, timber effect flooring and two double doors leading to rear garden

Accommodation On The First Floor

Landing

With two ceiling light points, door giving access to airing cupboard with hot water tanks and shelving, timber effect flooring and doors leading off to

Bedroom One to Rear

10' 10" x 13' 8" (3.3m x 4.17m) With two double glazed window to rear elevation, fitted wardrobe with high level storage and dressing table, central heating radiator, ceiling light point and Jack & Jill style door giving access to



Modern Family Bathroom

7' 4" x 6' 2" (2.24m x 1.88m) Being fitted with a three piece white suite comprising; bath with mixer taps and thermostatic shower over, glazed screen, low flush WC and vanity wash hand basin, chrome ladder style radiator, spot lights to ceiling and extractor

Bedroom Two to Front

6' 3" x 10' 7" (max) (1.91m x 3.23m) With two double glazed window to front elevation, central heating radiator and two ceiling light points



Accommodation On The Second Floor

Landing

With doors off to

Bedroom Three

14' 8" (into dormer) x 10' 3" (4.47m x 3.12m) With double glazed dormer window to front elevation, built-in fitted wardrobes, two central heating radiators, dressing table with drawers and storage, timber effect flooring, ceiling light point and door leading to





En-Suite Shower Room

7' 4" x 7' 5" (2.24m x 2.26m) (With some restricted height)

Having Velux style opening window, corner shower enclosure with thermostatic shower over and glazed door, low flush WC and vanity wash hand basin, complementary tiling to walls and floor, chrome ladder style radiator and spot lights to ceiling

Bedroom Four to Rear

6' 0" x 7' 6" (1.83m x 2.29m) With Velux style window, central heating radiator, timber effect flooring and ceiling light point

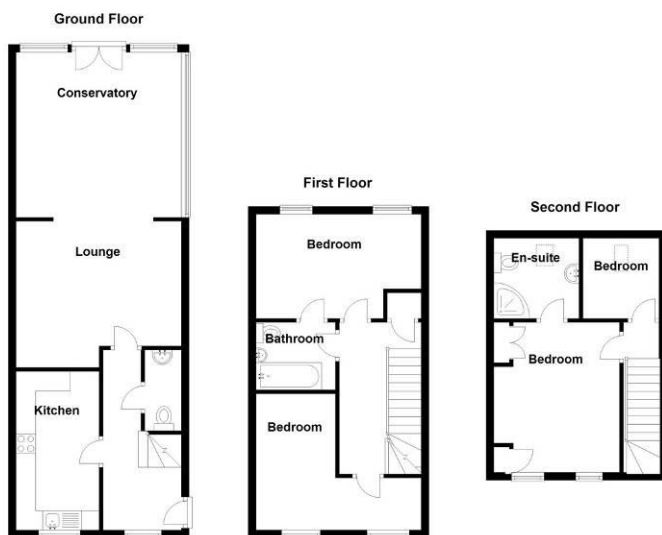


Southerly Facing Rear Garden

A landscaped rear garden being mainly paved with water feature, timber built shed to rear, fencing to boundaries with mature plants and shrubs.

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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(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.