



smarthomes

Arden Road

Acocks Green, Birmingham, B27 6AQ

- A Beautifully Presented & Sympathetically Restored Edwardian Home
- Three Double Bedrooms
- Three Reception Rooms
- Family Bathroom, Separate Shower Room & Guest WC/Wet Room

£425,000

EPC Rating 50

Current Council Tax Band D





Property Description

This spacious family home offers a wealth of charm and is set back from the road behind a herringbone block paved driveway providing off road parking and period style retaining walls with blue brick bull nose detailing extending to courtesy access to side and original front door leading through to

Enclosed Porch

With Minton tiled flooring and tulip leaded glazed door leading through to

Entrance Hall

With stripped timber effect flooring, coving to ceiling, ceiling light point, dado rail, radiator with decorative cover, door to under-stairs store cupboard and panelled doors leading off to

Reception Room One to Front

12' 5" x 15' 9" (3.78m x 4.8m) With coving to ceiling, ceiling light point with decorative rose, radiator with decorative cover, double glazed bay window to front elevation with American style shutters, stripped timber effect flooring and gas fireplace with marble surround



Reception Room Two to Rear

12' 6" x 10' 1" (3.81m x 3.07m) With double glazed French doors leading out to the landscaped rear garden, coving to ceiling, ceiling light point with decorative rose and radiator

Reception Room Three

13' 7" x 9' 9" (4.14m x 2.97m) With coving to ceiling, feature fire surround, door to staircase to first floor accommodation, radiator with decorative cover, stripped timber effect flooring, double glazed window to side and door leading through to

Breakfast Kitchen to Rear

10' 3" x 16' 10" (3.12m x 5.13m) Being fitted with a range of Shaker style wall, drawer and base units with complementary Granite work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring ceramic hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, radiator, ceiling light points, coving to ceiling, stripped timber effect flooring, double glazed window to side, stable style door to garden and double glazed French doors leading into



Conservatory

11' 9" x 9' 11" (3.58m x 3.02m) Having double glazed windows with fitted blinds, polycarbonate roof, stone effect tiled flooring, radiator and double glazed door leading to courtyard area



Guest WC & Wet-Room

With low flush WC, aqua-panelling to walls, shower attachment, floor drain and wall mounted wash hand basin

Accommodation on the First Floor

Landing

With ceiling light points, coving to ceiling, loft hatch and doors leading off to

Bedroom One to Front

16' 5" x 11' 10" (5m x 3.61m) With coving to ceiling, wood effect flooring, two double glazed windows to front elevation with American style shutter, ceiling light point and radiator

Bedroom Two to Rear

11' 10" x 9' 10" (3.61m x 3m) With double glazed window to rear elevation, ceiling light point, coving to ceiling and radiator





Bedroom Three to Rear

9' 10" x 8' 10" (3m x 2.69m) With ceiling light point, wood effect flooring and double glazed window and door to balcony over-looking the landscaped rear garden

Family Bathroom

8' 2" x 6' 6" (2.5m x 2.0m) Being fitted with a three piece white suite comprising; freestanding period style bath with centralised telephone effect mixer tap and shower attachment, low flush WC and pedestal wash hand basin, with complementary tiling to walls and floor and obscure double glazed window to side

Shower Room

7' 2" x 6' 6" (2.2m x 2.0m) Being fitted with a three piece white suite comprising of; corner shower cubicle, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to side and ceiling light point



Landscaped Rear Garden

Being approximately 100ft in length with themed areas, raised pond, paved patio, sweeping cobbled pathway leading to Summer house, fencing and hedging to boundaries, planted borders with a variety of mature shrubs, trees and bushes, courtesy access to front and cold water tap

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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		
(69-80)	C		69
(55-68)	D		
(39-54)	E	50	
(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.