



smarthomes

## Glen Rise

Kings Heath, Birmingham, B13 0EJ

- An Extended Semi Detached Property
- Four Bedrooms
- Two Reception Rooms
- Extended Kitchen

**Offers In Excess Of**

**£299,950**

EPC Rating '61'





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to garage door and UPVC double glazed door leading into

### Entrance Porch

With ceiling light point and UPVC double glazed door leading into

### Entrance Hall

With wall mounted radiator, ceiling light point with decorative rose, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, cloaks cupboard with window to front and housing gas meter, alarm panel and wall mounted radiator and doors radiating off to





### **Reception Room One to Front**

14' 5" into bay x 10' 2" (4.4m x 3.1m) With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point with decorative rose, living flame gas fire with marble hearth and wooden surround and sliding doors leading through to



### **Extended Reception Room Two to Rear**

19' 0" x 10' 5" (5.8m x 3.2m) With double glazed French doors leading to the rear garden, two wall mounted radiators, wall light point, two ceiling light points with decorative roses, coving to ceiling and living flame gas fire with marble hearth and inlay



### **Extended Kitchen to Rear**

18' 4" x 14' 9" (5.6m x 4.5m) Being fitted with a range of wall, drawer and base units with roll top laminate surface incorporating sink and drainer unit with mixer tap, space for four ring gas cooker with Hotpoint extractor over, tiling to splash back areas, space for fridge freezer, wall mounted radiator, tiling to floor, ceiling light point, useful pantry, UPVC double glazed window to rear elevation, UPVC obscure double glazed door leading out to the rear garden and hardwood door to

### **Inner Lobby**

With tiled flooring, polycarbonate roof, door to garage and door to

### **Guest WC**

With low flush WC, radiator, wash hand basin, tiling to splash back areas, ceiling light point and extractor

### **Accommodation on the First Floor**

#### **Landing**

With loft access and doors radiating off to

#### **Bedroom One to Front**

15' 5" into bay x 9' 10" (4.7m x 3.0m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring, coving to ceiling, a range of built in wardrobes and ceiling light point

#### **Bedroom Two to Rear**

13' 9" into bay x 10' 5" (4.2m x 3.2m) With UPVC double glazed bay window to rear elevation, coving to ceiling, laminate flooring, wall mounted radiator, a range of built in wardrobes, vanity area and ceiling light point





### Bedroom Three to Front

8' 6" x 6' 6" (2.6m x 2.0m) With UPVC double glazed window to front elevation, coving to ceiling, laminate flooring, built in cupboards and wardrobes, wall mounted radiator and ceiling light point

### Bedroom Four to Front

12' 5" x 6' 2" (3.8m x 1.9m) With UPVC double glazed window to front elevation, laminate flooring, wall mounted radiator and ceiling light point

### Family Bathroom to Rear

7' 2" x 8' 2" (2.2m x 2.5m) Being fitted with a three piece white suite comprising corner bath with Victorian style attachments and Triton shower over, vanity wash hand basin and low flush WC, tiling to walls, ceiling light point, useful airing cupboard, chrome ladder style radiator and two UPVC obscure double glazed windows to rear elevation



### Rear Garden

With paved terrace patio area ideal for entertaining with steps leading down to lawned area, fencing to boundaries, mature trees and bushes and useful out house building

### Garage

18' 4" x 6' 6" (5.6m x 2.0m) With double opening metal garage doors, tiled flooring, plumbing for washing machine and Vaillant central heating boiler

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

