



smarthomes

Beech Grove

Kings Heath, Birmingham, B14 4DH

- Extended End Terraced Property
- Three Bedrooms
- Re-Fitted Bathroom & Re-Fitted Kitchen/Breakfast Room
- Utility Room

£229,950

EPC Rating '42'





Property Description

The property is set back from the road behind a paved driveway leading to the side which extends further to the garage and offers ample off-road parking and potential to extend.

Entrance Hall

With stripped timber effect flooring, wall mounted radiator, stairs leading off to the first floor, two double glazed casement windows to the side elevation, ceiling light point and regency style panel fronted door with brushed stainless steel effect furnishings leading into

Lounge

With double glazed bay window to the front elevation, ceiling light point and wall mounted radiator.



Open Plan Kitchen/Breakfast Room

Breakfast Area

With wall mounted radiator, UPVC double glazed window overlooking the rear garden, ceiling light point, bespoke storage and opening to

Fitted Kitchen

With Shaker style matching base and wall units, complementary tiling to water-prone areas, single stainless steel drainer sink unit, brushed stainless steel effect inset oven and four ring Lamona ceramic hob set below combination light and extractor, plumbing for automatic dishwasher, colonial panel door leading to under-stairs store cupboard and door leading further to



Utility Room

With ceramic tiling to the floor, double glazed window to the side, ceiling light point, plumbing for automatic washing machine and timber door with double glazed inset leading out to rear garden.



First Floor Landing

With ceiling light point, double glazed casement window to the side elevation, access to insulated loft space, built-in over-stairs store cupboard and doors radiating off to

Bedroom One (Rear)

15' 7" x 9' 10" (4.75m x 3m) Having a double glazed casement window overlooking the rear garden, wall mounted radiator and ceiling light point.



Bedroom Two

11' 4" x 9' 4" (3.45m x 2.84m) Having a double glazed casement window to the front elevation, wall mounted radiator and ceiling light point.



Bedroom Three

7' 5" x 9' 5" (Max) (2.26m x 2.87m) With double glazed casement window to the front elevation, wall mounted radiator and ceiling light point.

Bathroom

Having a re-fitted suite being fully tiled with inset decorative tiled border, close coupled WC, panelled bath with chrome effect shower over with overhead monsoon soaker, hand fitment and glazed shower screen, pedestal wash hand basin, wall mounted extractor and ceiling downlights.

Garden

A substantial southerly facing rear garden with decked area and raised planters, being mainly laid to lawn with well stocked shrubbery borders providing screening.

There is a gravelled driveway providing ample off road parking and leading further to

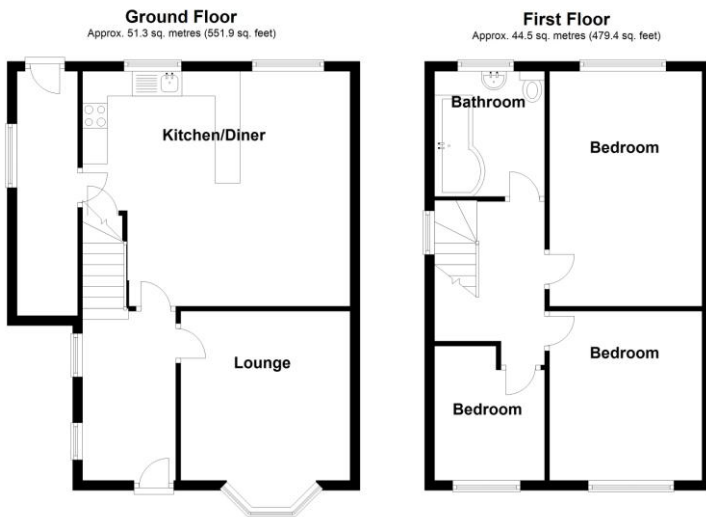


Prefabricated Garage

With double opening garage doors.

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



Total area: approx. 95.8 sq. metres (1031.3 sq. feet)

316 Stratford Road
Shirley
Salihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements