



## Francis Road

Acocks Green, Birmingham, B27 6LT

- A Two Double Bedroom Mid Terrace Property
- Through Lounge Diner
- Off Road Parking
- No Upward Chain

**£145,000**

EPC Rating '36'







## Property Description

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

### Entrance Hall

With ceiling light point, wall mounted fuse box, electric meter and wooden panelled door leading through to



## Through Lounge Diner

### Lounge to Front

14' 7" x 11' 6" (4.45m x 3.52m) With ceiling light point, two wall light points, electric fire suite, wall mounted radiator, double glazed bay window to front, coving to ceiling and leading through to

### Dining Room to Rear

10' 11" x 11' 5" (3.35m x 3.5m) With ceiling smoke alarm, stairs leading to the first floor accommodation, ceiling light point, double glazed window to rear, wall mounted radiator and door leading into



### Kitchen to Rear

9' 8" x 6' 3" (2.96m x 1.93m) Being fitted with a range of high gloss wall and base units with work top incorporating sink and drainer unit with mixer tap and four ring gas hob with electric oven below and extractor canopy over, space and plumbing for washing machine, feature tiling to splash back areas, laminate flooring, ceiling light point, extractor, double glazed window to side elevation and UPVC double glazed door to rear



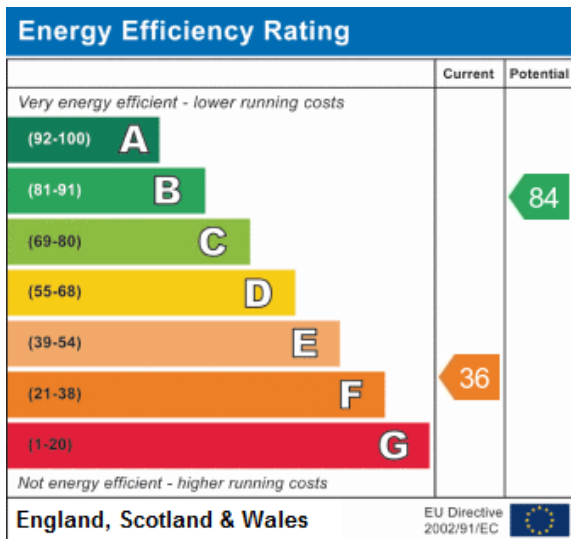
## Accommodation on the First Floor

### Landing

With ceiling smoke alarm, two ceiling light point, wall mounted radiator and doors off to

### Bedroom One to Front

12' 3" x 11' 6" (3.74m x 3.51m) With ceiling light point, double glazed window to front and wall mounted radiator



**Bedroom Two to Rear**

11' 3" x 8' 5" (3.43m x 2.57m) With double glazed window to rear elevation, wall mounted radiator, wall mounted storage cupboard and ceiling light point

**Family Bathroom to Rear**

9' 5" x 6' 3" (2.88m x 1.92m) Being fitted with a three piece white suite comprising panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, ceiling light point, extractor, obscure double glazed window to rear elevation, tiling to water prone areas and laminate flooring

**Rear Garden**

Being mainly laid to lawn with paved patio, paved path to rear, fencing to boundaries, brick built store and electric sockets

**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