



smarthomes

Severne Road

Acocks Green, Birmingham, B27 7HJ

- A Stylish Semi Detached Family Home
- Three Bedrooms
- Attractive Lounge & Impressive Re-Fitted Living/Dining Kitchen
- Re-Fitted Family Bathroom

£195,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a paved and gravel driveway providing off road parking extending to storm porch with front door leading through to

Entrance Hall

With double glazed window to side, ceiling light point, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

13' 6" into bay x 10' 6" (4.11m x 3.2m) With double glazed bay window to front elevation, feature alcove, ceiling light point and radiator



Impressive & Re-Fitted Living/Dining Kitchen to Rear

17' 0" max x 15' 4" max (5.18m x 4.67m)
Being re-fitted with a comprehensive range of wall, drawer and base units incorporating pan drawers, wood effect worksurfaces, island incorporating breakfast bar, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, feature tiling to splashback areas, inset electric oven, space and plumbing for washing machine, space for fridge freezer, double glazed window to rear elevation, tiled flooring, ceiling light points, radiator and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, double glazed window to side elevation, over-stairs storage cupboard, ceiling light point and doors radiating off to



Bedroom One to Front

10' 5" x 12' 3" (3.18m x 3.73m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

13' 8" x 9' 4" (4.17m x 2.84m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Rear

10' 6" x 7' 0" (3.2m x 2.13m) With double glazed window to rear elevation, radiator and ceiling light point



Re-fitted Family Bathroom to Front

Being re-fitted with a modern white suite comprising P-shaped panelled bath with overhead rainfall shower, further handheld shower attachment and glazed screen, low flush WC, vanity sink unit, obscure double glazed window to front, ceiling light point, heated towel rail, tiling to floor and splashback areas

Good Size Rear Garden

Being mainly laid to lawn with paved patio, footpath leading to vegetable garden, purpose built shed, timber storage shed and fencing and hedging to boundaries



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.

