



smarthomes

Marie Drive

Acocks Green, Birmingham, B27 7NY

- A Three Bedroom Mid-Terrace Property
- Lounge Diner
- Kitchen
- Shower Room & Guest WC

Offers Over

£200,000

EPC Rating '62'





Property Description

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

Enclosed Porch

With laminate flooring, useful storage cupboard and UPVC obscure double glazed door leading through to

Entrance Hallway

With coving to ceiling, wall lighting, radiator and doors leading to



Guest WC

With UPVC obscure double glazed window to front elevation, low flush WC, ceiling light point, wash hand basin and tiling to splashback areas

Kitchen to Front

10' 9" x 8' 10" (3.3m x 2.7m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets, high gloss laminate work surfaces, composite sink and drainer unit with mixer tap, space for four ring gas cooker with extractor over, tiling to splashback areas, space and plumbing for washing machine, space for American style fridge freezer, UPVC bow window to front elevation, radiator, ceiling light point, laminate flooring and coving to ceiling



Lounge Diner to Rear

15' 5" x 15' 8" (4.7m x 4.8m) With UPVC double glazed door and bay window to rear, coving to ceiling, ceiling light point, three radiators, electric fire with feature brick hearth and surround and stairs leading to the first floor accommodation



Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Rear

13' 5" x 9' 10" (4.1m x 3.0m) With UPVC double glazed window to rear elevation, radiator, a range of fitted wardrobes with over bed storage and ceiling light point



Bedroom Two to Front

11' 1" x 9' 10" (3.4m x 3.0m) With UPVC double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Rear

7' 2" x 5' 6" (2.2m x 1.7m) With UPVC double glazed window to rear elevation, radiator, ceiling light point and airing cupboard housing combination boiler

Shower Room to Front

5' 6" x 5' 6" (1.7m x 1.7m) Being fitted with a three piece suite comprising corner shower cubicle with Triton electric shower, vanity wash hand basin and low flush WC, UPVC obscure double glazed window to front elevation, radiator, ceiling light point and tiling to water prone areas

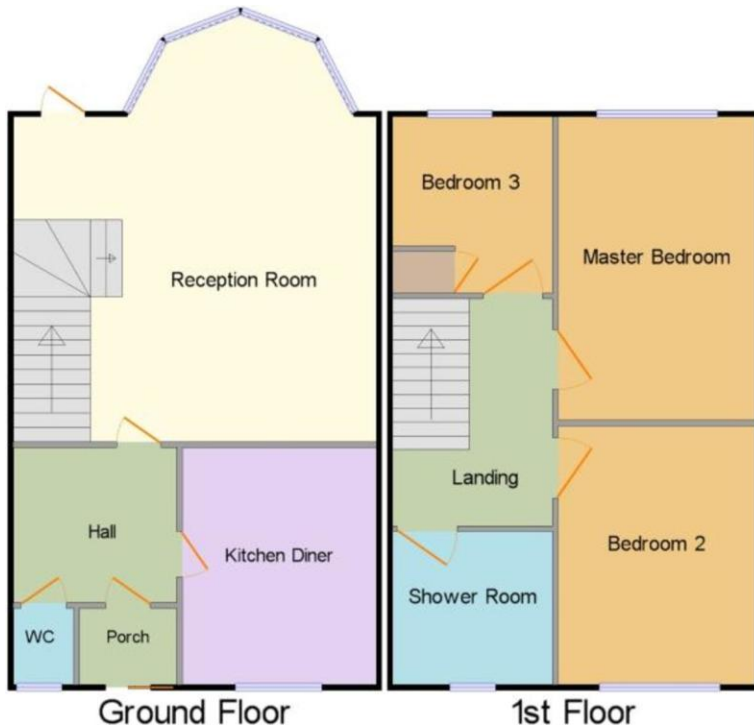


Low Maintenance Rear Garden

Being paved with fencing to boundaries and timber shed to rear

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 vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(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. 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