



smarthomes

Ryde Grove

Acocks Green, Birmingham, B27 7SW

- A Well Presented Mid-Terrace Property
- Three Bedrooms
- Spacious Lounge
- Re-Fitted Modern Breakfast Kitchen & Re-Fitted Family Bathroom

£189,950

EPC Rating '62'





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to courtesy access to side and double glazed door leading through to

Enclosed Porch

With stripped timber effect flooring and colonial panelled door leading into

Entrance Hall

With stairs leading to the first floor accommodation, radiator and glazed door leading through to



Spacious Lounge to Front

11' 9" x 17' 10" into bay (3.58m x 5.44m) With ceiling light point, stripped timber effect floor covering, radiator, double glazed bay window to front elevation and handy under-stairs store cupboard



Superb Re-Fitted Breakfast Kitchen to Rear

10' 4" x 9' 8" (3.15m x 2.95m) Being re-fitted with a range of high gloss handle-less wall, drawer and base units, stripped timber effect work surfaces with matching feature splashbacks, sink and drainer unit with mixer tap, gas on glass four ring hob with extractor canopy over, inset electric oven, integrated washing machine, fridge, freezer and tumble dryer, breakfast bar, double glazed window overlooking westerly facing rear garden, double glazed door leading out to the rear garden, wall mounted contemporary vertical radiator, spot lights to ceiling and door leading into



Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising P-shaped panelled bath with electric shower over and glazed screen and combination concealed WC and vanity wash hand basin with storage below, obscure double glazed window to rear, aqua panelling to walls and ceiling, inset down lighters, chrome ladder style heated towel rail and stripped timber effect floor covering



Accommodation on the First Floor

Landing

With ceiling light point, ceiling smoke alarm, access to loft space, wall mounted infra-red alarm sensor and doors leading off to



Bedroom One to Front

17' 5" max into recess x 11' 2" (5.31m x 3.4m) With double glazed window to front elevation, over-stairs store cupboard, wall mounted central heating boiler, radiator and ceiling light point

Bedroom Two to Rear

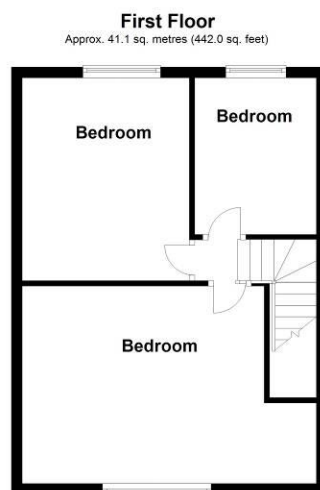
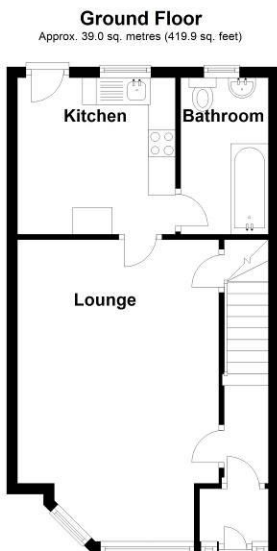
9' 4" x 12' 9" (2.84m x 3.89m) With double glazed window to rear elevation, wall mounted radiator and ceiling light point

Bedroom Three to Rear

7' 5" x 9' 7" (2.26m x 2.92m) With double glazed window to rear elevation, wall mounted radiator and ceiling light point

Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, additional patio area, courtesy gate to side and hardstanding for timber potting shed



Total area: approx. 80.1 sq. metres (861.9 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(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