



smarthomes

- A Detached Property Set on a Large Plot
- Offering Potential for a Large Extension
- Three Bedrooms
- Two Reception Room

Dene Hollow

Kings Heath, Birmingham, B13 0EL

Offers Over

£370,000

EPC Rating '55'





Property Description

The property is set back from the road behind a paved driveway providing off road parking with a lawn area to side, planted shrubs and bushes and a UPVC double glazed door leading into

Porch

With a further door leading into

Entrance Hallway

With a wall light point, radiator, stairs leading to the first floor accommodation, storage cupboard, hardwood flooring and doors leading off to

Lounge to Front

15' 04" x 10' 10" (4.67m x 3.3m) With UPVC double glazed window to front elevation, wall mounted radiator, hardwood flooring, open gas fire with wooden surround and marble hearth, coving to ceiling and four wall light points



Fitted Kitchen to Rear

8' 11" x 8' 11" (2.72m x 2.72m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding cooker, under stairs pantry, tiling to splash back areas and floor, radiator, ceiling light point, coving to ceiling, a double glazed window to the rear aspect, glazed door to utility room and door to



Dining Room to Rear

10' 10" x 8' 11" (3.3m x 2.72m) With UPVC double glazed window to rear, coving to ceiling, hardwood flooring, wall mounted radiator and ceiling light point

Utility Room

15' 11" x 9' 03" (4.85m x 2.82m) With a ceiling sky light, wall mounted gas central heating boiler, space and plumbing for washing machine and dryer with work surface over, Belfast sink, tiling to splash back areas, two ceiling light points, UPVC double glazed door and window to rear, door to property frontage, door to garage and door to



Guest W.C

4' 05" x 2' 07" (1.35m x 0.79m) Being fitted with a white suite comprising a low flush WC, obscure UPVC double glazed window to rear and ceiling light point

Landing

With a ceiling light point, access to boarded loft space with Velux roof window via a drop down ladder and door to

Bedroom One to Front

13' 05" x 10' 08" (4.09m x 3.25m) With UPVC double glazed window to front elevation, hardwood flooring, coving to ceiling, wall mounted radiator and ceiling light point



Bedroom Two to Rear

11' x 10' 08" (3.35m x 3.25m) With UPVC double glazed window to rear elevation, hardwood flooring, coving to ceiling, wall mounted radiator and ceiling light point

Bedroom Three to Front

8' 05" x 6' 09" (2.57m x 2.06m) With UPVC double glazed window to front elevation, hardwood flooring, coving to ceiling, wall mounted radiator and ceiling light point



Family Bathroom to Rear

8' 10" x 6' (2.69m x 1.83m) Being fitted with a suite comprising of a panelled bath with shower over and a vanity wash hand basin. Radiator, tiling to splash prone areas, ceiling light point, coving to ceiling and an obscure double glazed window to the rear elevation

Separate W.C

With a low flush W.C, obscure double glazed window to side and ceiling light point

Side and Rear Gardens

Being mainly laid to lawn with paved patio area, shed with concrete base, gated side access, planted shrubs and bushes and panelled fencing to boundaries

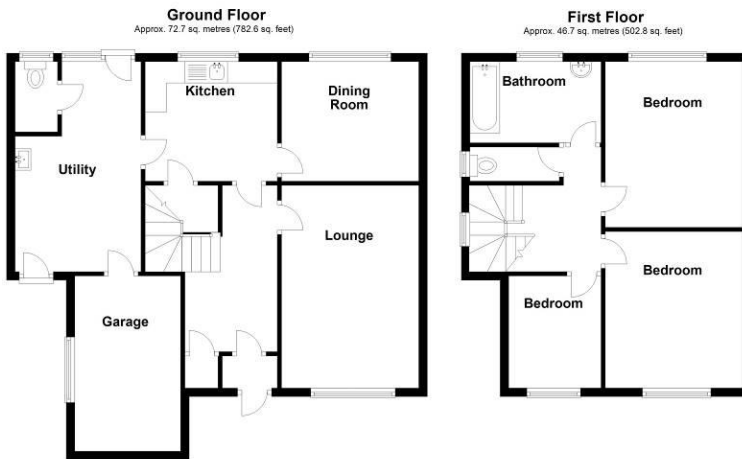


Garage

15' 04" x 7' 10" (4.67m x 2.39m) Located at the side of the property with side hung doors for vehicular access, ceiling light point, UPVC double glazed window to side and courtesy door to utility

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



Total area: approx. 119.4 sq. metres (1285.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(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