



smarthomes

Grattidge Road

Acocks Green, Birmingham, B27 7AQ

- A Two Bedroom Semi Detached Property
- Lounge Diner & Breakfast Kitchen
- Off Road Parking
- No Upward Chain

£162,500

EPC Rating '71'





Property Description

The property stands back behind a courtyard with a tarmac frontage providing parking space extending to canopy porch with wood effect UPVC double glazed front door leading through to

Entrance Hall

With laminate flooring, radiator and doors leading off to



Breakfast Kitchen to Front

10' 10" x 7' 10" (3.3m x 2.39m) Being fitted with base, wall and drawer units, roll top work surfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine and dishwasher, gas cooker point, wall mounted Ideal combination boiler, breakfast bar areas and UPVC double glazed window to front elevation



Lounge Diner to Rear

14' 10" x 11' 7" (4.52m x 3.53m) With laminate flooring, UPVC double glazed sliding patio door leading out to the rear garden, radiator, stairs leading to the first floor accommodation and fireplace with wooden surround and tiled hearth

Accommodation on the First Floor

Landing

With frosted UPVC double glazed window to side, loft hatch and doors leading off to



Bedroom One to Front

10' 10" x 10' 10" (3.3m x 3.3m) With UPVC double glazed window to front elevation, wall mounted radiator and built-in cupboard

Bedroom Two to Rear

10' 6" x 6' 0" m in (3.2m x 1.83m) With UPVC double glazed window to rear elevation and wall mounted radiator

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bathroom

Being fitted with a three piece white suite comprising panelled bath with electric shower over, low flush WC and pedestal wash hand basin, ceramic tiling to splashback areas and shelved storage cupboard

Rear Garden

A gravelled garden with paved patio, shrub borders, fencing to boundaries, shed and side passage

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.

