



## Broad Road

Acocks Green, Birmingham, B27 7UZ

- A Three Double Bedroom Home With No Upward Chain **£225,000**
- Superb Potential To Improve & Extend Subject To Planning Permission **EPC Rating '67'**
- Lounge Diner, Kitchen & Family Bathroom
- Private South Easterly Facing Rear Garden , Garage & Ample Off Road Parking





## Property Description

The property is set back from the road behind a tarmacadam driveway providing ample off road parking extending to electric roller shutter garage door, paved area to side providing further off road parking and UPVC obscure double glazed front door leading into



## Enclosed Porch

With tiled flooring, useful storage cupboard housing electric consumer board, glazed door to garage and composite door leading through to

## Entrance Hallway

With radiator, ceiling light point, stairs leading to the first floor accommodation and double louvered doors leading through to



### **Kitchen to Front**

8' 6" x 7' 6" (2.6m x 2.3m) Being fitted with a range of wall, drawer and base units, roll top laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for electric cooker and fridge freezer, space and plumbing for washing machine, UPVC double glazed window to front elevation and ceiling light point



### **Lounge Diner to Rear**

19' 0" x 14' 5" (5.8m x 4.4m) With UPVC double glazed sliding patio doors leading to the rear garden, UPVC double glazed window to rear, ceiling light point with fan, wall lighting, radiator and electric fire with brick surround

### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, loft access with drop down ladder and doors radiating off to

#### **Bedroom One to Rear**

11' 9" up to wardrobes x 9' 6" (3.6m x 2.9m) With UPVC double glazed window to rear elevation, built-in wardrobes with mirrored sliding doors, radiator and ceiling light point with fan

#### **Bedroom Two to Front**

9' 6" x 8' 10" (2.9m x 2.7m) With UPVC double glazed window to front elevation, radiator and ceiling light point with fan

#### **Bedroom Three to Rear**

9' 2" x 9' 2" up to wardrobes (2.8m x 2.8m) With UPVC double glazed window to rear elevation, radiator, built-in cupboards and ceiling light point with fan



#### **Family Bathroom to Front**

8' 10" max x 5' 6" (2.7m x 1.7m) Being fitted with a three piece white suite comprising Jacuzzi panelled bath with centralised mixer tap and thermostatic shower over, low flush W C and vanity wash hand basin with cupboards beneath, UPVC obscure double glazed window to front, tiling to walls, radiator, ceiling light point and airing cupboard housing Biasi central heating boiler





## South Easterly Facing Rear Garden

Having superb potential for extension to side subject to planning permission with paved patio wrapping to the side, gated side access to driveway, lawned areas, fencing to boundaries and paved pathways leading to timber framed potting shed and timber framed summer house to rear

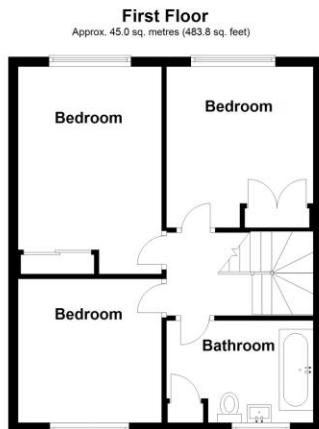
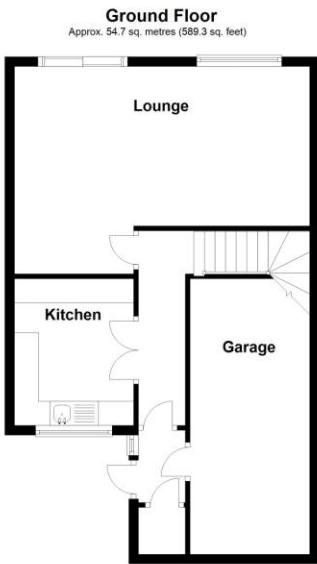


## Garage

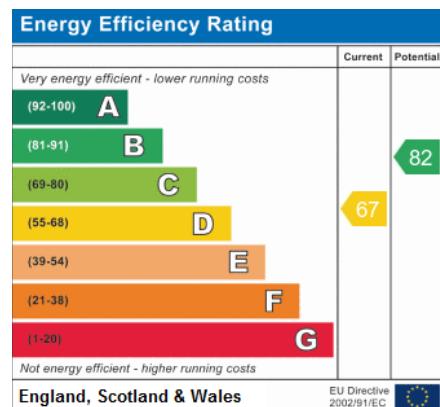
13' 1" x 7' 6" (4.0m x 2.3m) With electronic roller shutter garage door, electric power points and ceiling light point

## 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. 99.7 sq. metres (1073.1 sq. feet)



316 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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