



smarthomes

Hollyhock Road

Acocks Green, Birmingham, B27 7SX

- A Well Presented End Terrace Property
- Three Good Size Bedrooms
- Extended Family Breakfast Kitchen
- Beautiful Rear Garden

Offers Over

£245,000

EPC Rating 53

Current Council Tax Band B





Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to feature canopy porch and composite front door with obscure glazed inserts leading through to

Entrance Hall

With ceiling light point, radiator, dado rail, obscure double glazed window to side, stairs leading to the first floor accommodation and door leading through to



Lounge to Front

17' 4" into bay x 13' 1" (5.3m x 4m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator, wood effect flooring, dado rail, fireplace with tiled hearth and brick surround, useful under-stairs storage cupboard and door leading through to



Extended Family Breakfast Kitchen to Rear

17' 4" x 15' 1" (5.3m x 4.6m) Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space and plumbing for washing machine and tumble dryer, space for fridge and freezer, radiator, ceiling light points, coving to ceiling, wood effect flooring, double glazed window to rear, double glazed French doors leading out to the rear garden and door leading into



Contemporary Ground Floor Shower Room

8' 6" x 5' 10" (2.6m x 1.8m) Being fitted with a three piece white suite comprising of; walk-in double shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and pedestal wash hand basin with complementary tiling to walls, wood effect flooring, ladder style radiator, extractor and spot lights to ceiling

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

12' 1" x 10' 5" (3.7m x 3.2m) With double glazed window to front elevation, ceiling light point, dado rail, wood effect flooring and built-in cupboards with vanity unit





Bedroom Two to Rear

12' 9" x 8' 10" (3.9m x 2.7m) With double glazed window to rear elevation, dado rail, radiator and ceiling light point

Bedroom Three to Rear

8' 10" x 7' 2" (2.7m x 2.2m) With double glazed window to rear elevation, radiator, dado rail, wood effect flooring and ceiling light point



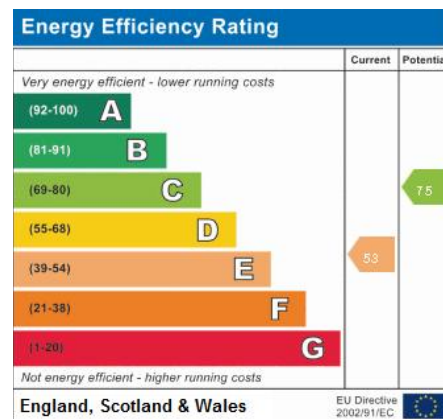
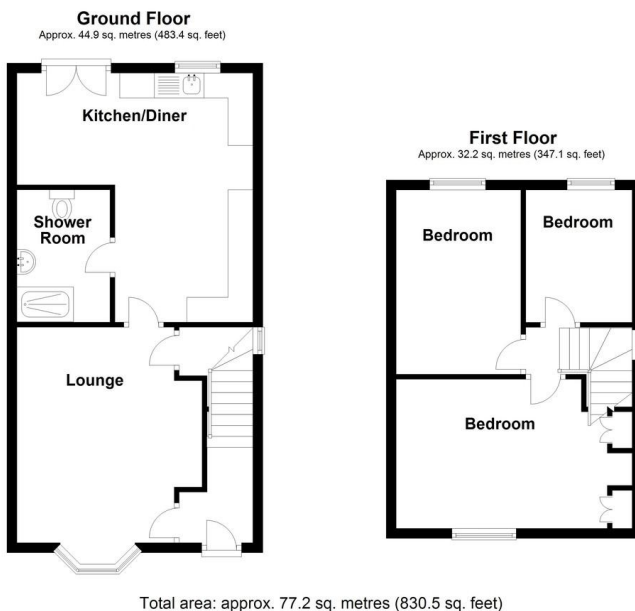
Beautiful Rear Garden

Being mainly laid to lawn with paved patio, paved pathways, a variety of mature fruit trees, shrubs and bushes and fencing to boundaries

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. Current council tax band – B

Agents Note

We are advised by the vendor that the kitchen extension has footings that would allow for a further extension to be added at first floor level in the future if required



316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.