



Offers In The Region Of £240,000

Rover Drive, Smiths Wood, Birmingham, B36 9JU

\*\* CONSERVATORY \*\* DRIVEWAY \*\* GARAGE \*\* THREE BEDROOMS \*\* POTENTIAL TO EXTEND \*\*

This semi-detached property is well presented throughout and offers a great size family home. The property consists of a driveway to one side, garden to the other side, enclosed entrance porch, entrance hallway, KITCHEN?DINING ROOM, and a great size CONSERVATORY/FAMILY ROOM to the rear. To the first floor there are THREE BEDROOMS, a shower room and a separate WC for convenience. Energy Efficiency Rating:- C

#### Front Garden/Driveway

Block paved driveway providing off road parking in front of the garage area and access to the garage. Garden laid mainly to lawn with mature shrubbery flower bed borders, and a double glazed door allowing access to:-

#### Entrance Porch

6'4" x 3'5" (1.93m x 1.04m)

Enclosed entrance porch with double glazed windows to either side and to the front, tiling to the floor area, and a double glazed door leading to:-

#### Entrance Hallway

Stairs rising to the first floor landing area, radiator, and wood effect flooring. Door to the side into:-

#### Lounge

15' x 11'9" max 9'1" min (4.57m x 3.58m max 2.77m min )

Double glazed bow window to the front, vertical column design radiator, and wood effect flooring. Door to the rear into:-

#### Kitchen/Diner

14'11" x 10'7" (4.55m x 3.23m)

Range of white high gloss effect wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Candy oven, with a Noxton four burner gas hob over, a stainless steel effect splash back and an extractor above. Partly tiled walls with a chrome effect trim, wood effect flooring, radiator, and a storage cupboard. Plumbing for a washing machine with further plumbing for a dishwasher. Double glazed window to the side with a further double glazed window to the rear into the conservatory area and double glazed sliding patio doors also to the rear allowing access to:-

#### Conservatory

15'2" x 13' (4.62m x 3.96m)

Partly brick built with double glazed windows to one side and to the rear. Double glazed single door to the side

allowing access to the rear garden area, and a set of double glazed double doors to the rear also allowing access to the rear garden. Wood effect flooring.

#### FIRST FLOOR

##### Landing

Double glazed window to the side, loft access via the storage heater, and a storage cupboard. Doors to:-

##### Bedroom One

14'10" x 8'7" (4.52m x 2.62m)

Double glazed window to the front, radiator, wood effect flooring and a decorative coving finish to the ceiling area.

##### Bedroom Two

11' x 8'7" max 6'3" min (3.35m x 2.62m max 1.91m min)

Double glazed window to the rear, and a radiator.

##### Bedroom Three

11' x 6'3" (3.35m x 1.91m)

Double glazed window to the front, and a radiator.



## Shower Room

**5'6" x 5'5" (1.68m x 1.65m)**

Suite comprised of a walk in double shower enclosure with a boiler fed rainfall shower over and a further detachable shower head. Wash hand basin inset to a vanity unit providing storage below. Tiling to the walls, tiling to the floor area, flat chrome effect column style radiator, and a double glazed window to the rear.

## Separate WC

**5'6" x 2'7" (1.68m x 0.79m)**

Low flush WC, flat chrome effect column style radiator, tiling to the walls, tiling to the floor area, and a double glazed window to the rear.

## OUTSIDE

### Rear Garden

Fence perimeters with an access gate to the rear leading to a communal secure pathway, paved patio area extending to the side of the property giving personal access to the garage area. Garden laid mainly to lawn with mature shrubbery and flower bed borders, double outside socket, and a security light.

## Garage

**16' x 7'9" (4.88m x 2.36m)**

Single side garage with an up and over door to the front accessed via the driveway area, personal door to the rear accessed via the rear garden area. Electric supply, lighting, utility meters and a wall mounted boiler.

## FURTHER INFORMATION

The property is currently showing as Leasehold but is in the process of becoming FREEHOLD ON COMPLETION



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			