ENGLANDS

36 Katherine Road

Smethwick, Birmingham, B67 5RE

£265,000

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PROPERTY DESCRIPTION

Very well-presented terraced property having the benefit of a delightful rear extension. Two reception rooms, fitted kitchen with integrated appliances, new Worcester boiler having a 10 year warranty, ground floor utility/WC, study, two bedrooms and re-fitted family bathroom. Viewing is highly recommended to appreciate the accommodation on offer.

The property is situated in Katherine Road, close to the delightful open spaces at Lightwoods Park and Warley Woods. Lively Bearwood high street with its excellent range of shops and eateries is easily reachable. Birmingham city centre, Harborne and Edgbaston Village are also nearby. The Queen Elizabeth Hospital and the new Midland Metropolitan Hospital are readily accessible. Local motorway connections to the M5 and M6 are also within easy reach.

Tel: 01214271974

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The property is set back from the road by a retaining wall and steps leading to entrance door with decorative glazed panel leads into:

VESTIBULE
Having original Minton tiled flooring and part glazed inner door leading to:

HALLWAY
Having original quarry tiled flooring, ceiling light point, radiator and useful walk-in storage cupboard. Stairs rising to first floor accommodation.

FRONT RECEPTION ROOM
4.26m max into bay x 3.1m max (13'11" max into bay x 10'2" max)
Having dado rail, UPVC double glazed bay window to the front, radiator, ceiling light point and timber fire surround with tiled hearth.

DINING ROOM
4.1m max ×3.42m max (13'5" max ×11'2" max)
Having wood-style flooring, ceiling light point, decorative fire surround and tiled hearth, UPVC double glazed doors opening out to the rear, storage cupboard built into the recess and radiator.

KITCHEN
3.4m max x 2.41m max (11'1" max x 7'10" max)
Having a range of matching wall and base units, integrated NEFF electric oven, Samsung induction hob with wall-mounted Samsung extractor fan above, composite one and a half bowl sink drainer with mixer tap over, radiator, integrated dishwasher, two ceiling light points, wood-style flooring, integrated fridge/freezer and two UPVC double glazed windows. Wall-mounted newly fitted Worcester gas Combi boiler, having a 10 year warranty.

REAR EXTENSION/STUDY
5.8m max x 1.86m max (19'0" max x 6'1" max)
Rear extension providing flexible accommodation for a variety of uses, current vendor uses it as a study area comprising wood-style flooring, four UPVC double glazed windows, three Velux skylights, radiator, recessed ceiling spotlights, stable door leading out to the rear garden utility room having plumbing for washing machine, skylight window, recessed ceiling spotlights, wood-style flooring, radiator, low flush WC, wall-mounted wash hand basin and wall-mounted mirrored cabinet. Plus extractor fan.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having two ceiling light points.

BEDROOM ONE - FRONT
4.19m max into recess x 3.75m max (13'8" max into recess x 12'3" max)
Having UPVC double glazed windows overlooking the front, radiator and ceiling light point.

BEDROOM TWO
3.44m max x 3.17m max (11'3" max x 10'4" max)
Having ceiling light point, UPVC double glazed window overlooking the rear, radiator and loft access hatch.

BATHROOM
Having been recently re-fitted and comprising panelled bath with mixer tap over, walk-in shower cubicle with wall-mounted shower plus telescopic showerhead, wash hand basin with mixer tap over and set into vanity storage, low flush WC, tiled floor, part complementary tiling to walls, UPVC double glazed window, ceiling light point and vertical radiator.

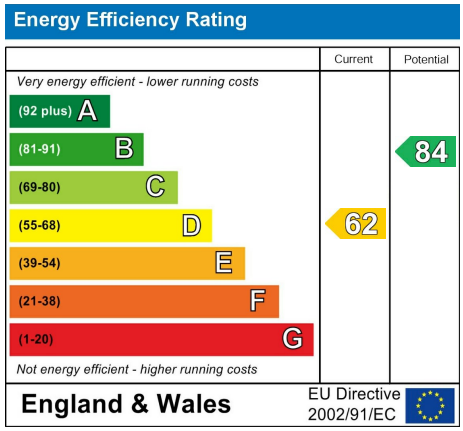
OUTSIDE
Delightful enclosed rear garden comprising paved seating area, lawn, covered rear decking area and fence panels to three sides.

ADDITIONAL INFORMATION
TENURE: FREEHOLD
COUNCIL TAX BAND: B

ENGLANDS

ROAD MAP

ENERGY EFFICIENCY GRAPH



FLOOR PLAN

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.