



# Westacre Gardens, Stetchford

**£240,000**

- MID TERRACE HOUSE
- NO ONWARD CHAIN
- FITTED KITCHEN
- FIRST FLOOR BATHROOM
- LOW MAINTENANCE REAR GARDEN
- WELL MAINTAINED & PRESENTED
- LOUNGE & DINING AREA
- THREE GOOD SIZE BEDROOMS
- DOUBLE GLAZING & CENTRAL HEATING
- OFF ROAD PARKING

A well presented and maintained mid terrace house in a popular location offering no chain. This deceptively spacious property would make a perfect first time purchase or family home is in close proximity to a selection of amenities including; Stetchford Leisure Centre, Train Station and Retail Park. The property comprises; enclosed porch, lounge, dining area and fitted kitchen to the ground floor. Upstairs you will find three good size bedrooms and a bathroom. Benefitting from double glazing, central heating, low maintenance rear garden and off road parking.

### FRONT

Block paved driveway with off road parking, UPVC double glazed door into;

### ENCLOSED PORCH

Double glazed window to the front, wall light point, laminate flooring, UPVC double glazed door into;

### LOUNGE

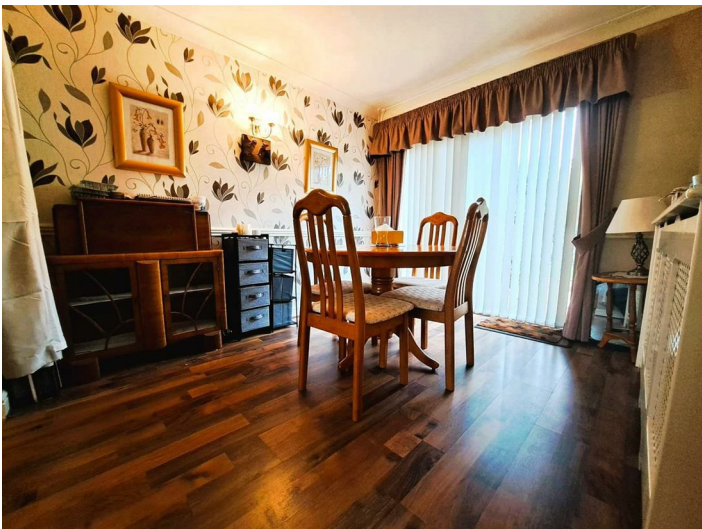
16' x 15'4 (4.88m x 4.67m)



Double glazed bow window to the front, radiator, feature fire surround with inset fire, stairs to first floor, cupboard, wall light points, power points and opening to;

### DINING AREA

8'7 x 10'8 (2.62m x 3.25m)



UPVC double glazed sliding doors to the rear garden, radiator, laminate flooring, wall light point, power points and opening to;

### FITTED KITCHEN

7'1 x 10'8 (2.16m x 3.25m)



Being fitted with a selection of eye level, base and drawer units with worktop over incorporating one and a half bowl sink and drainer unit with mixer tap over and tiling to splash prone areas. Space and plumbing for gas cooker with extractor hood over. Space and plumbing for further appliances. Double glazed window to the rear, laminate flooring, ceiling light and power point.

### LANDING

Loft access, airing cupboard, ceiling light and power points, doors into;

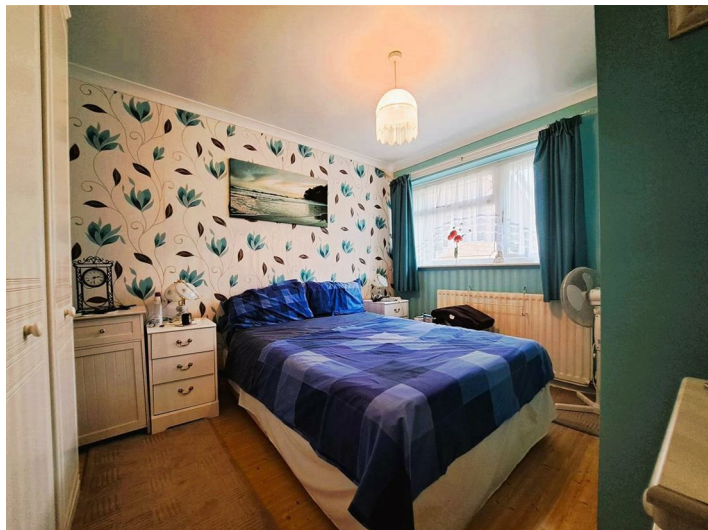
### BEDROOM ONE

9'8 max x 14'8 (2.95m max x 4.47m )



Double glazed window to the front, radiator, ceiling light and power points.

**BEDROOM TWO**  
**9'8 x 11' (2.95m x 3.35m)**



Double glazed window to the rear, radiator, laminate flooring, ceiling light and power point.

**BEDROOM THREE**  
**6'9 x 10'2 (2.06m x 3.10m)**

Double glazed window to the front, fitted cupboards, ceiling light and power points.

**BATHROOM**  
**7'11 x 5'6 (2.41m x 1.68m)**



Being fitted with a sit in shower cubicle with mixer shower over, vanity wash hand basin and low level flush W.C. Opaque double glazed window to the rear, heated towel rail, aqua panelling and ceiling spotlights.

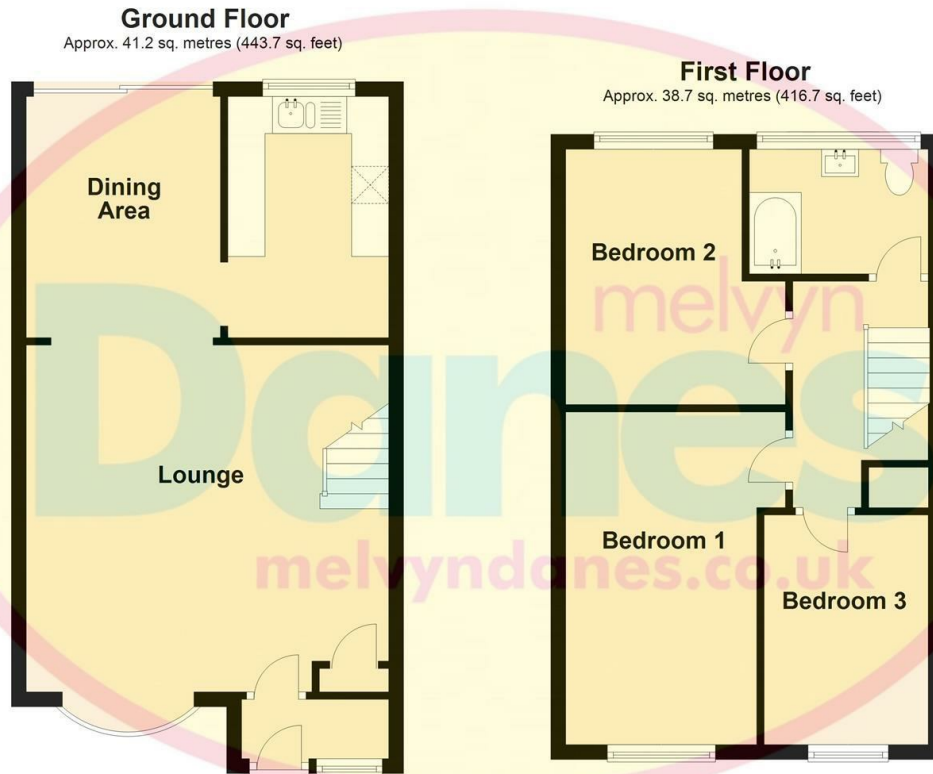
**REAR GARDEN**



Having patio area leading to artificial lawn with shrub borders, wooden shed, fencing to perimeters and gated rear access.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 79.9 sq. metres (860.3 sq. feet)

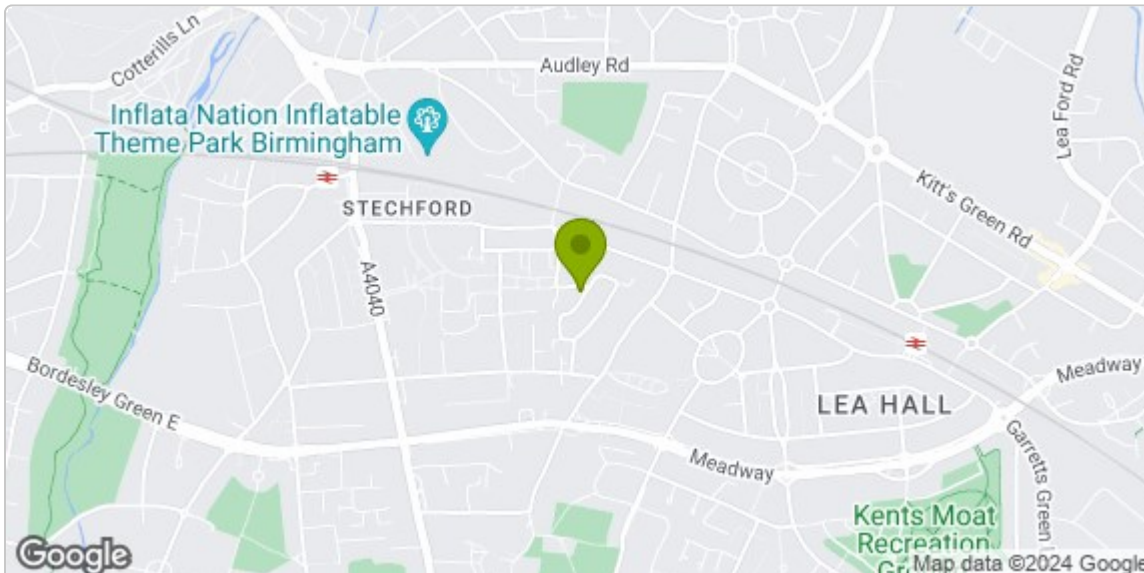
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
121 Westacre Gardens  
Stetchford Birmingham B33  
8RH

**Council Tax Band:** C

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