



melvyn
Danes
ESTATE AGENTS

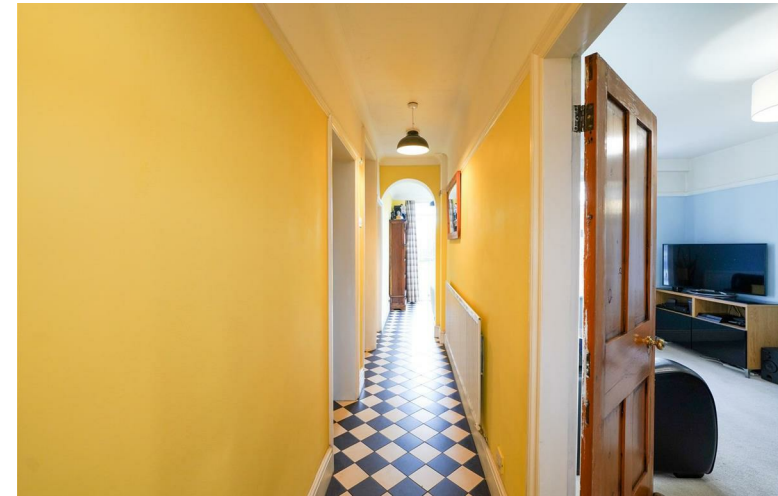
Broad Road

Acocks Green

Offers Over £360,000

Description

A double fronted, character property built in the 1850s, retaining many original features including sash shutters, picture rails and stained glass windows. This beautiful home offers superb value for money and is within walking distance of Acocks Green centre with its wealth of shops, and two train stations. Comprising entrance hall, lounge, dining room, sun lounge, kitchen and utility to the ground floor. On the upper floors are three double bedrooms, a study and a five piece bathroom.



Accommodation

Front

Approached via a walled fore garden with access to a hardwood glazed door to:-

Entrance Hall

Stairs to the first floor, radiator, tiled floor, fuse box, power and light points and doors to:-

Lounge

17'5 x 10'6 max



Double glazed window to the front with a sash shutter, double glazed window to the rear with shutters, two radiators, cast iron fireplace, picture rail, power and light points

Dining Room

12' x 11'8 max



Double glazed window to the front with a sash shutter, radiator, fireplace with a slate hearth, gas meter cupboard, power and light points

Sun Room

8'3 x 5'5

UPVC double glazed French doors to the rear garden, double glazed windows to the rear and side, tiled floor, power and light points



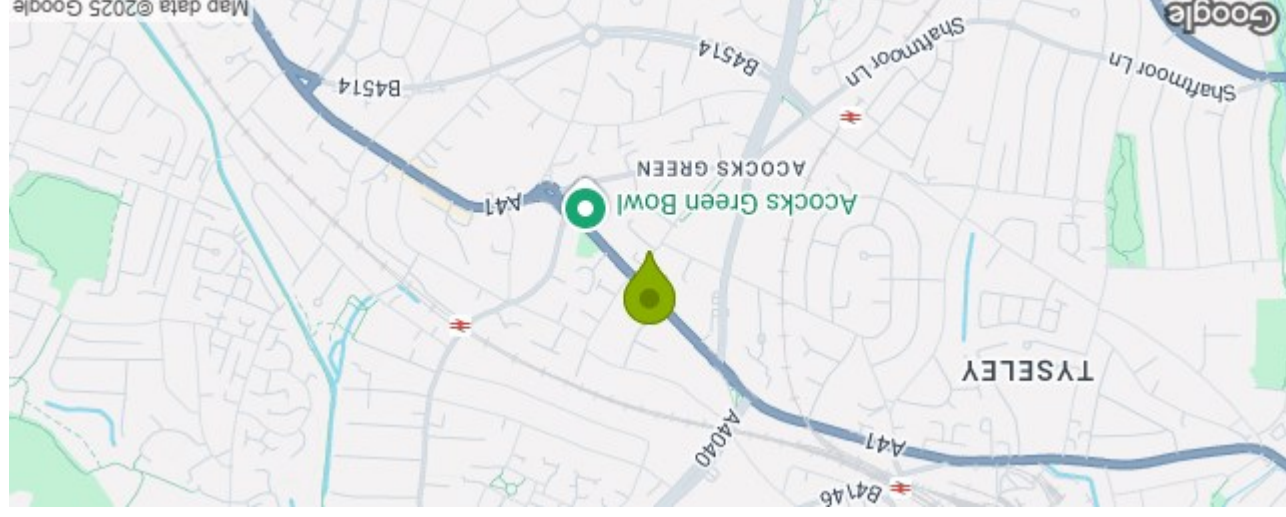
TENURE: We are advised that the property is FREEHOLD

BROADBAND: We understand that the standard broadband download speed at the property is around 7 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/01/2025. We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

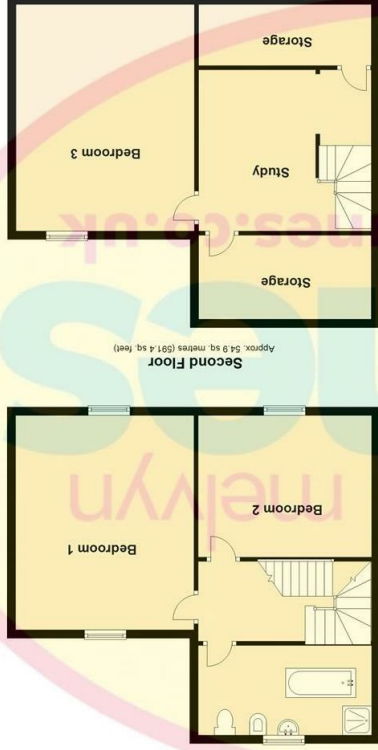
VIEWING: By appointment only with the office on the number below.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



First Floor
Approx. 54.6 sq. metres (587.3 sq. feet)



Second Floor
Approx. 54.9 sq. metres (587.4 sq. feet)



Ground Floor
Approx. 66.9 sq. metres (720.1 sq. feet)

Total area: approx. 176.4 sq. metres (1898.8 sq. feet)

Energy Efficiency Rating	
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	55
Potential	81

3 Broad Road Acocks Green Birmingham B27 7UZ
Council Tax Band: B

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.