

Fox Hollies Road, Acocks Green



Offers Over £240,000

Fox Hollies Road, Acocks Green

- End Of Terraced
- Off-Road Parking
- Gas Central Heating
- 2 Reception Rooms
- 3 Bedrooms
- uPVC Double Glazing
- Rear Extension
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

KLARICO Estate Agents are delighted to present this 3 bedroom end of terraced property located within a sought after part of Acocks Green, Birmingham. Benefits from having off-road parking to the front. Features an impressive rear extension.

The ground floor briefly comprises 2 separate reception rooms and features an impressive rear extension to provide a large kitchen. The first floor provides 3 spacious bedrooms along with a family bathroom. Features off-road parking to the front and presented to a good standard. Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links including rail and bus. Nearby facilities include a range of local retail and food outlets.

Directions

Tenure: Freehold
Council Tax Band: B

Family Room

4.07m x 3.74m (13'4" x 12'3")

Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator

Living Room

3.65m x 3.74m (12'0" x 12'3")

Patio doors to rear garden, wood flooring, ceiling light, wall mounted radiator

Kitchen

7.08m x 2.96m (23'3" x 9'9")

Double glazed windows to rear garden, wood flooring, ceiling light, worktop, storage cupboard, drainer sink with mixer tap, plumbing for white goods

Bedroom 1

3.62m x 4.72m (11'11" x 15'6")

Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bedroom 2

3.70m x 2.95m (12'2" x 9'8")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3

3.62m x 2.86m (11'11" x 9'5")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

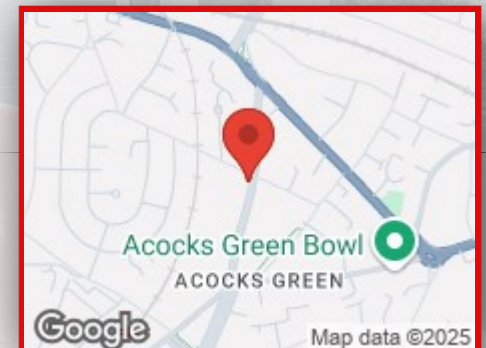
Bathroom

2.94m x 1.97m (9'8" x 6'6")

Privacy double glazed window to rear, wall tiles, wash basin with mixer tap, wall mounted radiator, bath with thermostatic shower unit, toilet

Rear Garden

Patio, fence panels to boundaries



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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

63		84			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

