

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

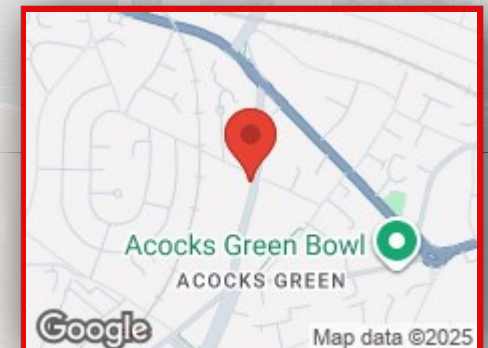
### Bathroom

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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>63</b>				<b>84</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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