

Warwick Road, Acocks Green



Offers Over £285,000

Warwick Road, Acocks Green

- Semi-Detached
- Off-Road Parking
- Huge potential to be further extended (stpp)
- Gas Central Heating
- Chain Free
- 3 Bedrooms
- Garage
- UPVC Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

KLARICO Estate Agents are delighted to present this 3 bedroom semi-detached property located within a prominent part of Acocks Green, Birmingham. Provides huge scope to be further extended (stpp). Chain free property!

Welcome to this charming semi-detached house on Warwick Road, Acocks Green! This delightful property boasts two reception rooms, three cosy bedrooms, and a well-appointed bathroom.

Situated in a sought-after location, this house offers ample space for comfortable living and presents an exciting opportunity for further extension, subject to obtaining the necessary planning permissions.

One of the standout features of this property is the convenient off-road parking available for multiple vehicles, ensuring you never have to worry about finding a parking space after a long day.

What's more, this chain-free property provides you with the flexibility to make it your own without any delays or complications.

Don't miss out on the chance to own this wonderful home with great potential in a desirable area. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you!

Directions

Lounge/Dining Room

6.60m x 4.00m (21'7" x 13'1")
Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiators, sliding doors to rear garden, chimney with gas fire place

Store

2.20m x 1.50m (7'2" x 4'11")
Storage space

Garage/Utility

7.50m x 2.20m (24'7" x 7'2")
Spacious with huge potential (stpp), ceiling light, access to rear garden

Kitchen

3.00m x 2.50m (9'10" x 8'2")
Double glazed window to front worktop, storage cupboard, integrated gas cooker with oven, extractor, ceiling light

Bedroom 1

3.70m x 3.00m (12'1" x 9'10")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bedroom 2

3.40m x 3.30m (11'1" x 10'9")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3

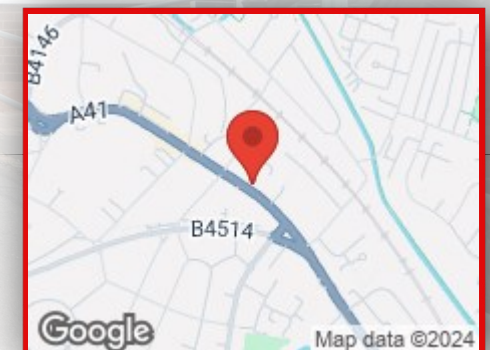
2.40m x 2.40m (7'10" x 7'10")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bathroom

2.10m x 1.80m (6'10" x 5'10")
Privacy double glazed window to front, bath with shower unit, toilet, pedestal sink with mixer tap, wood flooring, ceiling light

Rear Garden

Patio, laid lawn, fence panels to boundaries

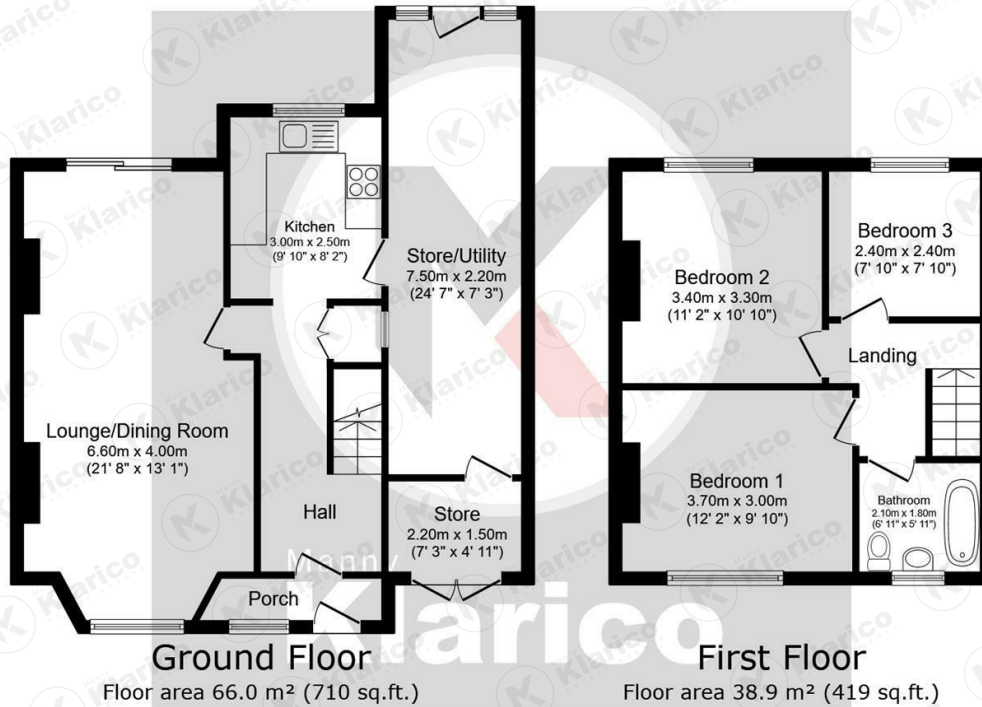


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TOTAL: 104.9 m² (1,129 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(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				Not environmentally friendly - higher CO ₂ emissions			
			57				87
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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