

















- Mid-Terrace
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- Ideal Family Home

## Tenure: Freehold Council Tax Band:

2 Reception Rooms

Impressive Kitchen/Diner

- Garden
- Well Maintained
- Ideal for First Time Buyers

Nestled in the charming area of Acocks Green, Hartfield Crescent presents a delightful mid-terrace house that perfectly balances comfort and style. This property, built between 1930 and 1939, boasts a generous living space of 1,066 square feet, making it an ideal family home.

Upon entering, you are welcomed by two spacious reception rooms that offer ample space for relaxation and entertaining. These well-lit areas are perfect for family gatherings or quiet evenings in. The property features three well-proportioned bedrooms, each designed to provide a serene retreat, ensuring a restful night's sleep.

The well-designed kitchen is a highlight of the home, providing a functional space for culinary creativity. With two bathrooms, this property caters to the needs of a busy household, offering convenience and privacy for all family members

Outside, the property benefits from parking for two vehicles, a valuable asset in this sought-after location. Hartfield Crescent is not only a lovely home but also a wonderful community, with local amenities and transport links nearby, making it an excellent choice for those seeking a blend of suburban tranquillity and urban convenience

This charming house is ready to welcome its new owners, offering a perfect canvas for personal touches and cherished memories. Don't miss the opportunity to make this delightful property your own.

# **Directions**

## Reception

4.77m x 3.68m (15'8" x 12'1")

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

## Living Roon

4.31m x 4.68m (14'2" x 15'4")

Double glazed sky light windows, double glazed door to side, carpet flooring, ceiling light, skirting, wall mounted radiator

## Kitchen/Dining Room

4.40m x 4.41m (14'5" x 14'6")

Double glazed window to rear, double glazed door to garden, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

### Bathroon

1.78m x 1.76m (5'10" x 5'9")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with separate taps, heated towel rail, extractor fan

#### Podroom

3.78m x 2.97m (12'5" x 9'9")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

#### Redroom 2

3.42m x 2.79m (11'3" x 9'2")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

#### Bedroom 3

2.91m x 2.33m (9'7" x 7'8")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

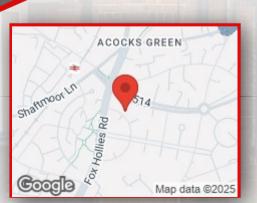
### **Shower Room**

2.49m x 1.80m (8'2" x 5'11")

Privacy double glazed window to front, tile flooring, wall tiles, shower unit, wash basin with mixer tap, heated towel rail, extractor fan

#### Garder

Spacious garden, privacy from rear, Fence panels to boundaries, laid lawn

































Total area: approx. 99.0 sq. metres (1065.9 sq. feet)

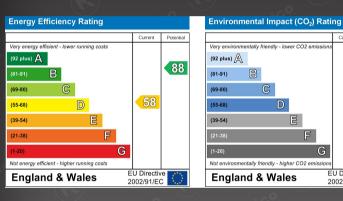












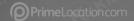
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