

Francis Road, Acocks Green



£235,000

Francis Road, Acocks Green

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Great Condition
- Reception Room
- Impressive Kitchen
- Garden
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Nestled on the charming Francis Road in Acocks Green, Birmingham, this delightful semi-detached house offers a perfect blend of modern living and classic appeal. Spanning an inviting 638 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The heart of the home is a spacious reception room, which is bathed in natural light, creating a warm and welcoming atmosphere. The recently renovated interiors reflect a contemporary style while retaining the character typical of homes built in the 1930s. The well-lit rooms enhance the overall ambiance, making it a pleasant space to relax or entertain guests.

The property features a well-appointed bathroom, ensuring comfort and convenience for all residents. Additionally, the house benefits from off-road parking for up to three vehicles, a rare find in this desirable area, providing ease and security for your vehicles.

Situated in a great location, this beautiful property is close to local amenities, parks, and excellent transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to settle into a family home, this semi-detached house on Francis Road is a wonderful opportunity not to be missed.

Directions

Reception

4.60m x 4.94m (15'1" x 16'2")
Double glazed bay window to front, laminate flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting

Kitchen

2.03m x 3.15m (6'8" x 10'4")
Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, plumbing for white goods

Bathroom

1.99m x 1.66m (6'6" x 5'5")
Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, pedestal sink with separate taps, toilet, heated towel rail

Bedroom 1

2.94m x 3.99m (9'8" x 13'1")
Double glazed windows to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes and storage

Bedroom 2

2.77m x 2.25m (9'1" x 7'5")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

1.66m x 2.62m (5'5" x 8'7")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Garden

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



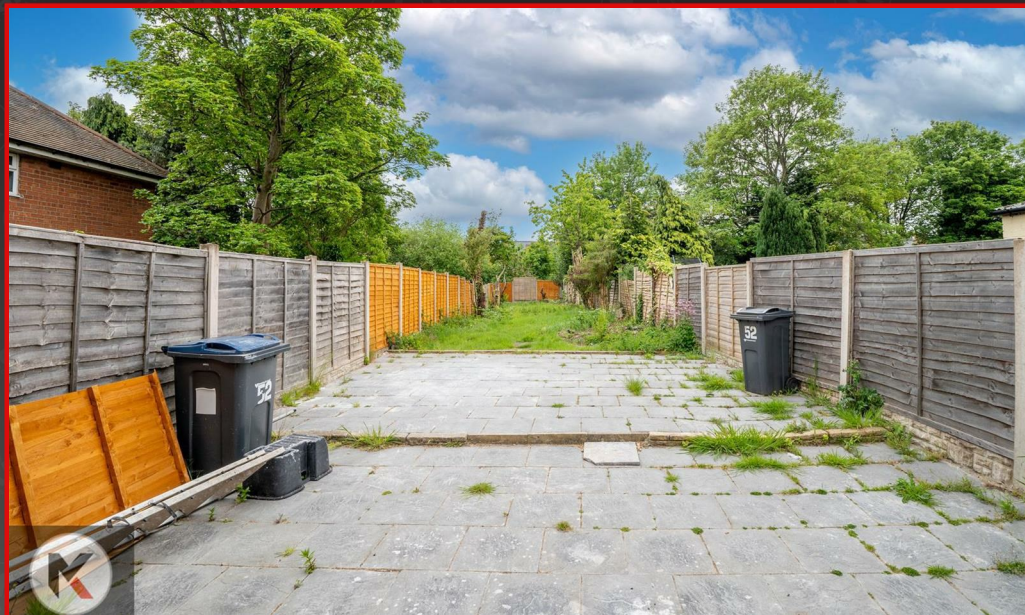
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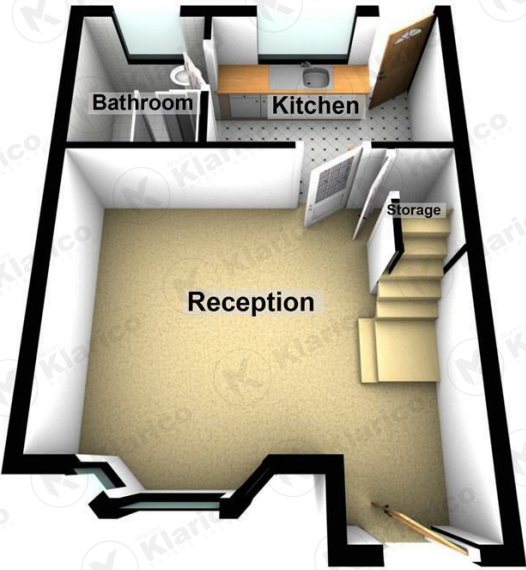


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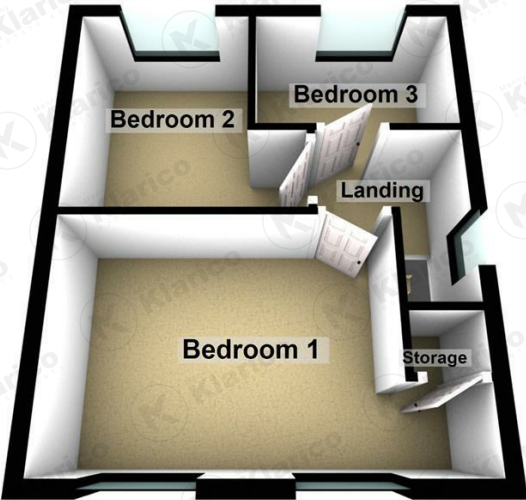
Ground Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



Total area: approx. 59.3 sq. metres (638.4 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

