









## welcome to

# **Broad Road, BIRMINGHAM**

Shipways are delighted to welcome a rare opportunity to acquire this double-fronted three bedroom semi-detached, in the popular residential area of Acocks Green. The property boasts unique and characteristic features, offering ample amount of space across three floors.

#### **Agent Note**

The Council Tax Band is B.

#### **Enrtrance Hall**

Door to front. Central heating radiator.

#### Lounge

17' 5" x 10' 6" into recess ( 5.31m x 3.20m into recess ) Double glazed window to front with Victorian Sash Shutter and double glazed window to rear with folding window shutters. Two central heating radiators and fireplace.

## **Second Reception Room**

12' x 11' 8" into recess ( 3.66m x 3.56m into recess ) Double glazed window to front with Victorian sash shutter. Central heating radiator and fireplace.

## Study/Sun Room

8' 3" x 5' 5" ( 2.51m x 1.65m )

Double glazed window to rear and side. Double glazed door to side.

#### Kitchen

10' 8" x 12' 1" ( 3.25m x 3.68m )

Double glazed window to rear and stable door to rear. A range of wall and base units with Belfast sink. Space for free standing appliance (cooker). Central heating radiator, access to boiler, tiling to splash prone areas and storage cupboard.

## Utility

13' 3" x 6' 11" ( 4.04m x 2.11m )

Double glazed window to side and rear. Double glazed door to side. Space for free standing appliances (washing machine & tumble drier). Sink.

## Landing

Central heating radiator. Stairs to second floor.

#### **Bedroom One**

17' 6" x 14' into recess ( 5.33m x 4.27m into recess ) Double glazed window to front and rear. Two central heating radiators and fireplace.

#### **Bedroom Two**

12' 1"  $\times$  12' 1" into recess (  $3.68m \times 3.68m$  into recess ) Double glazed window to front. Central heating radiator.

#### **Bathroom**

Obscure double glazed window to rear. Low level toilet, bidet and hand wash basin with pedestal. Roll top bath and shower cubicle. Tiling to splash prone areas.

## **Second Floor Landing**

Access to storage cupboards.

#### **Bedroom Three**

14' x 13' (4.27m x 3.96m)

Double glazed window to rear. Reduced ceiling height.

## **Front Garden**

Wall to front with flower beds and hedges.

## **Rear Garden**

Patio area with laid lawn and flower beds to side with an array of plants, shrubs, bushes and trees. Access to working outside WC and potting shed/brick built potting shed. Rear gate access.

## Garage

16' 1" x 18' 5" ( 4.90m x 5.61m )
Up-and-over door to front. Door to side and single glazed window to side. Electric sockets.

## **Parking**

Two parking spaces affront of the garage.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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- A RARE OPPORTUNITY FOR A THREE BEDROOM SEMI-DETACHED PLACED ACROSS THREE FLOORS
- TWO SPACIOUS RECEPTIONS ROOMS WITH VICTORIAN SASH SHUTTERS
- KITCHEN
- STUDY/SUN ROOM
- UTILITY

Tenure: Freehold EPC Rating: D

offers over

£375,000

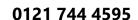


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