



Acheson Road

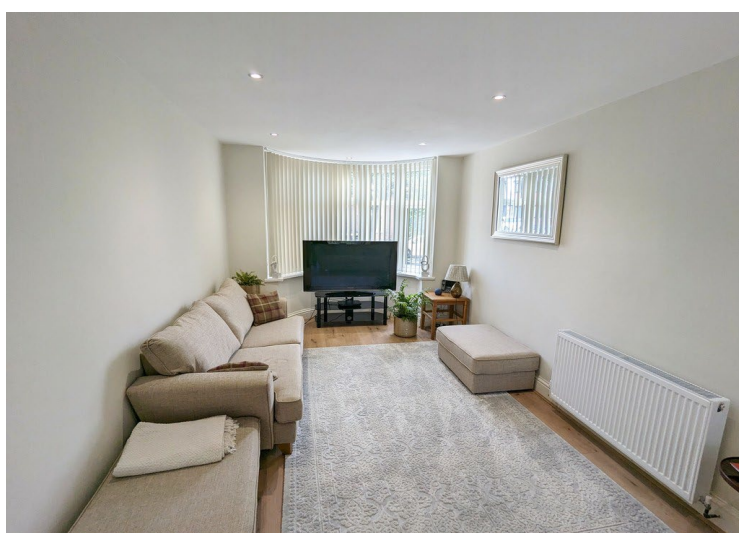
Hall Green, Birmingham, B28 0TU

- A Beautifully Presented Semi Detached property
- Three Bedrooms
- Through Lounge/Diner
- Modern Kitchen

Offers Over £325,000

EPC Rating - 56

Current Council Tax Band – C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to composite door leading into

Enclosed Porch

With tiled flooring, double glazed window, ceiling light and door leading through to

Entrance Hallway

With two ceiling light points, central heating radiator, timber effect laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, built-in cupboard housing the electric meter and door leading to



Lounge /Dining Room

26' 0" (max into bay) x 10' 0" (7.92m x 3.05m)
With double glazed bay window to front elevation, two central heating radiators, double glazed French doors to the rear garden, timber effect laminate flooring and inset ceiling spot-lights

Kitchen to Rear

12' 10" x 10' 6" (3.91m x 3.2m) Being fitted with a full range of modern white base and wall units with marble effect work surfaces over, sink and drainer unit with mixer tap, tiling to floor and splashback areas, integrated electric oven with gas hob and extractor hood, space for a fridge freezer, integrated slimline dishwasher, space for a washing machine, vertical central heating radiator, inset ceiling spot-lights and double glazed door with windows to either side giving access to the rear garden



Study to Side

9' 3" x 4' 0" (2.82m x 1.22m) Having double glazed window to the front, central heating radiator, timber effect laminate flooring, ceiling light and concertina style door to



Shower Room to Side

5' 3" x 4' 0" (1.6m x 1.22m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower over and double opening glazed doors, low flush WC and vanity wash hand basin with complementary tiling to walls, ceiling light point, Velux style roof light and wall mounted Baxi central heating boiler

Accommodation On The First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

14' 0" (into bay) x 10' 2" (4.27m x 3.1m) With double glazed bay window to front elevation, fitted full height wardrobes with sliding doors, central heating radiator and ceiling light point





Bedroom Two to Rear

14' 2" (into bay) x 10' 0" (4.32m x 3.05m) With double glazed window to rear elevation, central heating radiator, ceiling light point and fitted wardrobes

Bedroom Three to Rear

8' 8" x 7' 11" (2.64m x 2.41m) With double glazed window to rear elevation, central radiator and ceiling light point

Family Bathroom to Front

8' 0" x 5' 8" (2.44m x 1.73m) Being fitted with a three piece white suite comprising; oversized walk-in shower enclosure with thermostatic shower over, low flush WC and vanity wash hand basin, tiling to walls, tiled flooring, obscure double glazed window to front, chrome heated towel rail, extractor fan and ceiling light

Rear Garden

Being mainly laid to lawn with paved patio and fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC