

ACRES

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- * EXTENDED SEMI DETACHED HOUSE
- * FOUR BEDROOMS
- * EXTENDED KITCHEN/DINER
- * TWO RECEPTION ROOMS
- * DOWNSTAIRS GUEST WC
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING
- * SIDE GARAGE (POTENTIAL TO EXTEND)
- * HIGH SPEC THROUGHOUT
- * PRIME LOCATION



84 Leopold Avenue, Birmingham, B20 1ET - Offers in the region of £375,000

This is a wonderful traditional styled extended four bedroom property located on a very popular residential road. The house is incredibly generous in size and benefits from double glazing and gas central heating (both where specified). The interiors include very spacious and welcoming hallway with cloakroom storage and doors into; well presented front reception room, extended second rear extended reception room and extended kitchen / diner along with guest W.C.. To the first floor are three excellent bedrooms and large family bathroom with white suite along with staircase to second floor and final fourth bedroom with Velux window to side and rear! Outside is a fore garden offering multiple parking space along with access to garage front and to the rear is a mature garden with patio, lawn with an abundance of flowering and verdant trees. An early viewing is highly recommended to appreciate size! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking, steps leading up to front door into;

HALLWAY: 3'10 x 16'9 : Stairs to first floor, cloakroom storage cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'5 max, 10'2 min x 15'2 (bay) 12'3 min : A great size well presented living area with fire surround and fire, radiator and double glazed bay window to front.

EXTENDED REAR RECEPTION ROOM: 10'11max, 9'8 min x 15'10 : Another great living space being extended and having radiator and double glazed double doors to rear leading onto patio.

EXTENDED FITTED KITCHEN: 13'9 x 11'4 : Extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, integrated dishwasher, tiling to splashback, space and plumbing for washing machine and space for fridge freezer, tumble dryer and radiator.

DOWNSTAIRS GUEST W.C: 2'8 x 3'6 : Close coupled WC and wash hand basin.

LANDING: 10'8 max, 3'8 min x 7'0 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'6 max, 9'3 (wardrobe) x 15'2 (bay) 13'2 (wardrobe) : A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 11'6 max, 11'4 min x 11'4 (bay) 8'5 min : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 13'8 max, 8'9 min x 16'5 : Being located on the second floor a further double bedroom, Velux window to rear and side and radiator.

BEDROOM FOUR: 6'11 x 8'8: A final spacious fourth bedroom, having double glazed window to front and radiator.

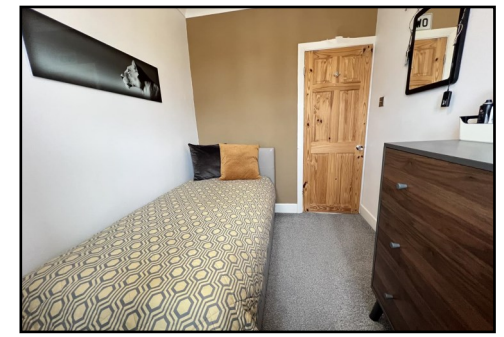
FAMILY BATHROOM:6'8 x 8'8 : Modern fitted white suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE: 7'9 x 13'8 : Pull to garage door, ceiling light and power points. *please check the suitability of this garage for your own vehicle*

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

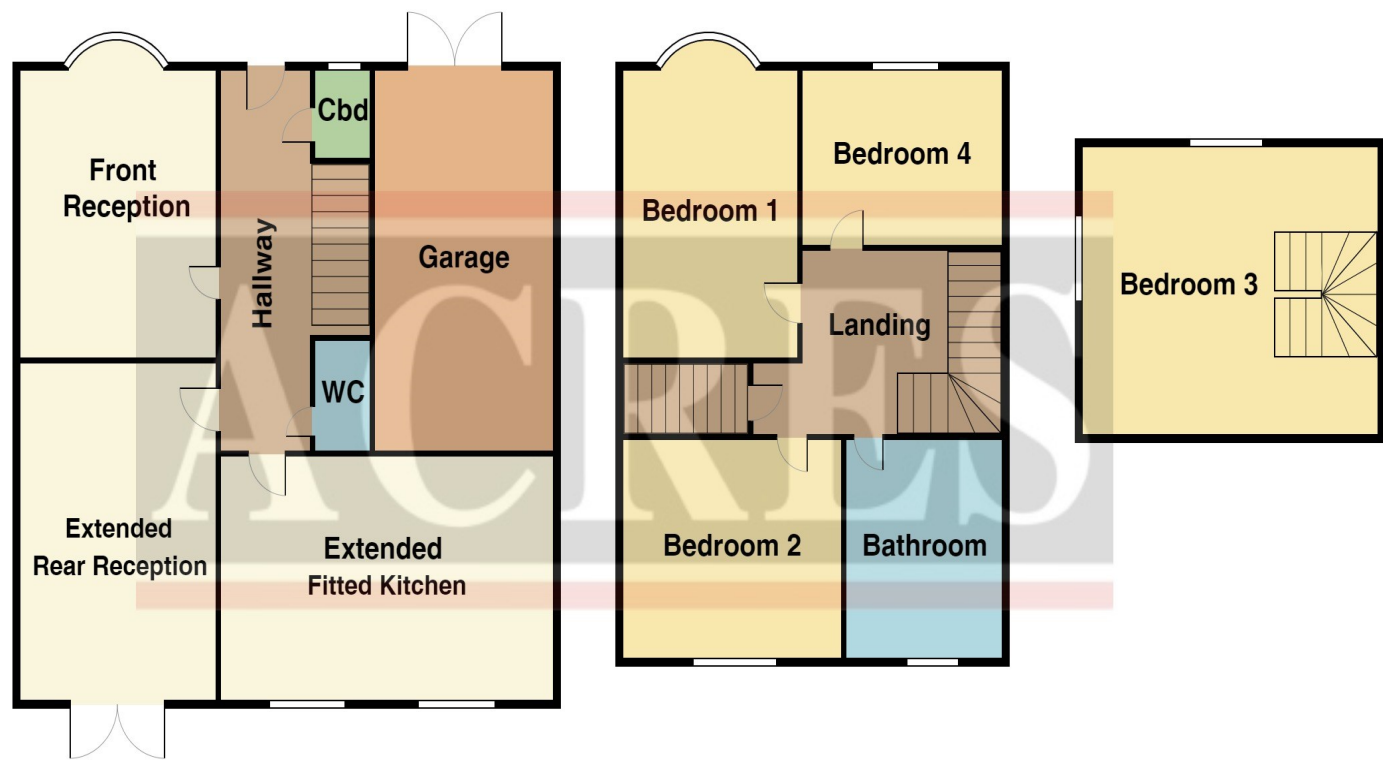


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

LEOPOLD AVENUE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

LEOPOLD AVENUE, BIRMINGHAM, B20 1ET