

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * MID TERRACED FAMILY HOME
- * TWO DOUBLE BEDROOMS
- * SPACIOUS THROUGH LOUNGE/DINER
- * MODERN FITTED KITCHEN
- * LARGE SHOWER ROOM
- * LOW MAINTENANCE REAR GARDEN
- * ONE ALLOCATED PARKING SPOT
- * IDEAL FIRST TIME BUY
- * PRIME LOCATION
- * NO UPWARD CHAIN



20 Readers Walk, Birmingham, B43 6PF - Offers in excess of £185,000

Acres are delighted to offer for sale this lovely well presented mid terraced property that benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch leading into modern fitted kitchen with door into very well presented through living / dining room with double doors leading onto low maintenance garden / patio area. To the first floor is a light and airy landing with access into loft plus two double bedrooms both with built in storage cupboards and family shower room with white suite. Outside is one allocated parking space to rear and to the rear is a low maintenance patio. This is a very popular road so an early viewing is highly recommended. **NO UPWARD CHAIN!**

Accessed via communal courtyard with door leading into;

PORCH: 3'7 x 2'6 : Double glazed windows, storage cupboards and door with door into;

KITCHEN: 10'8 x 7'1 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas/electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer.

LIVING / DINING ROOM: 10'10 max, 7'10 min x 20'1 : A great size through living / dining area with fire surround and fire, radiator, double glazed sliding doors to rear leading onto patio area.

BEDROOM ONE: 10'11 x 10'11 max, 9'1 min : A great size double bedroom with double glazed bay window to rear, storage cupboard and radiator.

LANDING: 2'8 x 9'3 : Access into loft and doors into;

BEDROOM TWO: 10'11 x 7'3 : A further good size double bedroom with double glazed window to front, storage cupboard and radiator.

BATHROOM: 7'5 max, 5'5 min x 7'11 max, 4'8 min : Fitted suite with stand alone shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls and radiator.

REAR GARDEN: A low maintenance garden with paved patio area and fencing to borders.

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.

COUNCIL TAX BAND: C.

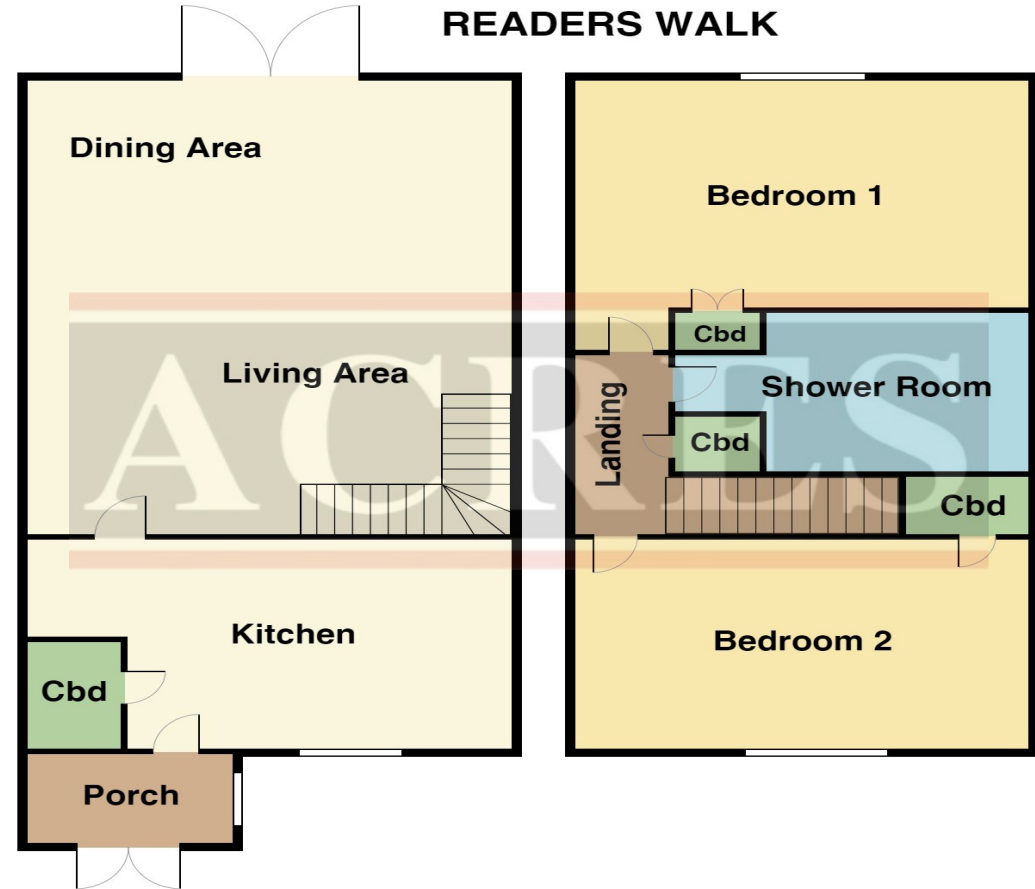
VIEWING: Recommended via Acres on 0121 358 6222.



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.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	75 C	
55-68	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.

READERS WALK