

ACRES

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- * EXTENDED MID TERRACED PROPERTY
- * THREE BEDROOMS & OFFICE ROOM/
POTENTIAL FOURTH BEDROOM
- * TWO RECEPTION ROOMS
- * EXTENDED MODERN KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS MODERN SHOWER ROOM
- * STORAGE CELLAR/BASEMENT
- * LOW MAINTENANCE REAR GARDEN
- * PRIME LOCATION
- * NO UPWARD CHAIN



8 Weston Road, Birmingham, B19 1EH - Offers in excess of £225,000

Acres are pleased to offer for sale this spacious mid terraced property offering no upward chain, therefor ideal for First Time Buyers & Investors! This is a generous property that benefits from double glazing and gas central heating (both where specified). The interiors include; light and airy hallway, spacious front reception room along with additional second reception room to front, modern fitted kitchen with separate utility room and downstairs modern shower room. To the first floor there are three large double bedrooms along with a potential fourth bedroom / office space. Outside is a town style garden to front and an low maintenance paved garden to rear. The property also benefits a large cellar / basement ideal for storage space. Hurry before you're too late! NO UPWARD CHAIN!

Accessed via fore garden and door leading into;

HALLWAY: A light and airy hallway, stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 15'10 x 11'3 : A great size through living area with radiator, double glazed window to front and rear.

DINING ROOM: 11'5 x 11'3 : A fantastic further reception room, ideally used for dining space, double glazed window to front and radiator.

KITCHEN: 11'0 x 9'4 : 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, tiling to splashback, space and plumbing for fridge freezer, space for tumble dryer and radiator.

SEPARATE UTILITY ROOM: Wall and base units, work surfaces and storage shelving along access / staircase to basement.

SHOWER ROOM: Modern ground floor shower room to comprise walk in shower, close coupled WC and wash hand basin along with space and plumbing for washing machine and double glazed window to side.

LANDING: Double glazed opaque window to rear and doors into;

BEDROOM ONE: 15'3 x 12'9 max, 9'4 min : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'5 x 11'4: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 10'11 x 9'4 : A final spacious double bedroom, double glazed window to rear and radiator.

OFFICE ROOM/POTENTIAL FOURTH BEDROOM: 3'1 x 7'10 : A great additional space with potential nursery or office space, double glazed window to front and radiator.

STORAGE CELLAR/BASEMENT: A great additional space ideal for storage or ones own use.

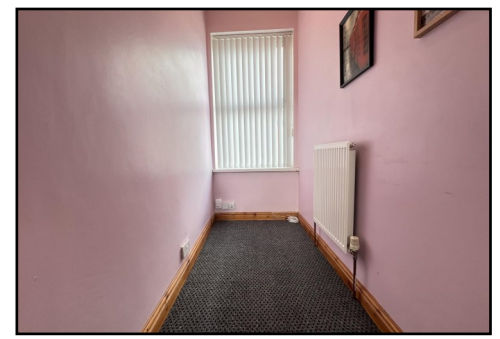
REAR GARDEN: Fully paved low maintenance rear garden with fencing to borders and shared side access.

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: A.

VIEWING: Recommended via Acres on 0121 358 6222.

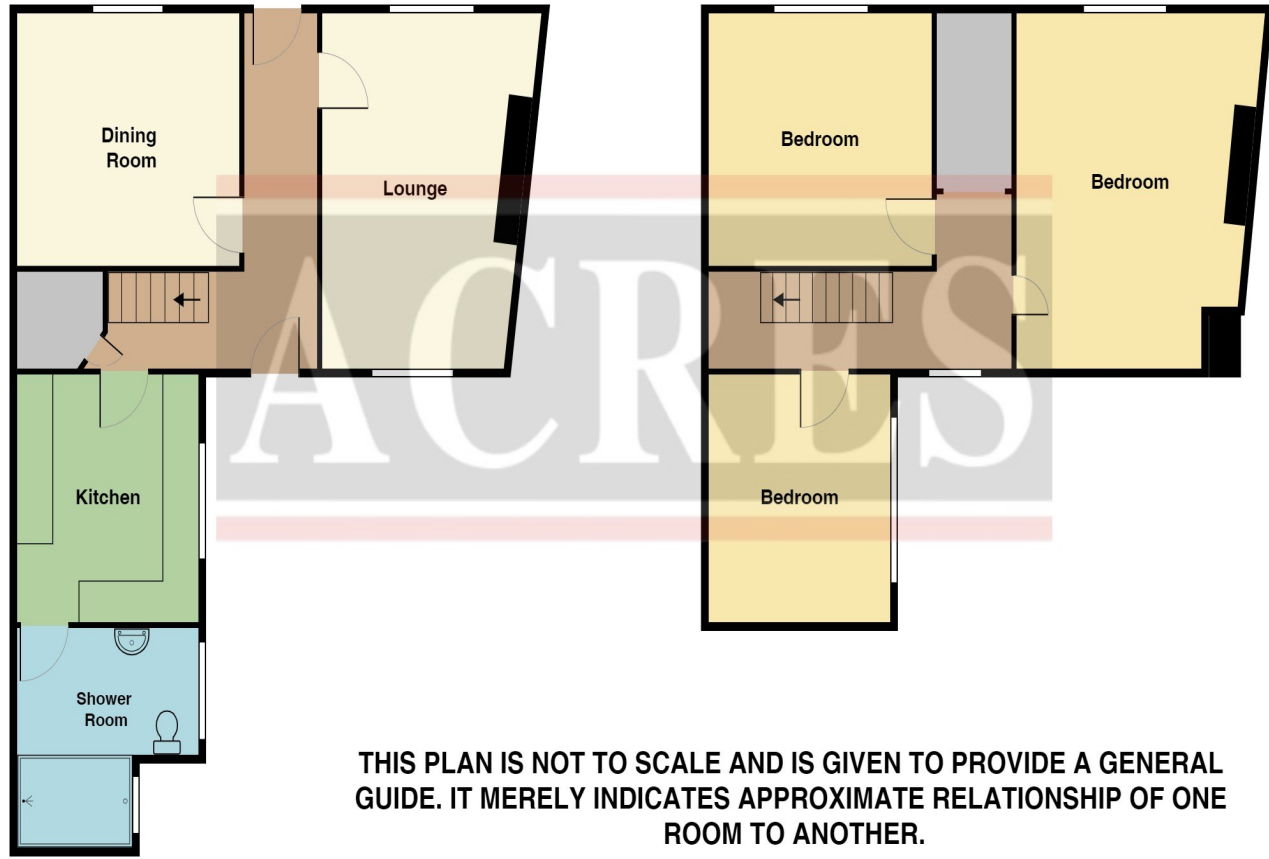


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

WESTON ROAD



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

WESTON ROAD, BIRMINGHAM, B19 1EH