



- * MID TERRACED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * OPEN PLAN KITCHEN/DINER
- * MODERN FAMILY SHOWER ROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * POTENTIAL TO EXTEND(STPP)
- * IDEAL FIRST TIME BUY
- * SOUGHT AFTER LOCATION



120 Brackenfield Road, Great Barr, B44 9BG - Offers in the region of £240,000

Acres are delighted to offer for sale this lovely modern terraced property that benefits from double glazing and gas central heating (both where specified). The interiors include; very well presented living room leading into open plan kitchen / diner with fitted kitchen and dining space along with door onto patio! To the first floor is a landing with access into loft plus two double bedrooms along with a third single bedroom and modern family shower room with white suite. To the front of the property is off road parking and to the rear is a patio to fore leading to lawn, to the far rear of the garden is a shed unit. This is a very popular road so an early viewing is highly recommended! **IDEAL FOR FIRST TIME BUYERS OR INVESTORS!**

Accessed from the fore via driveway offering off road parking for two cars along with steps down too front door giving access into;

LIVING ROOM: 15'8 max, 14'5 min x 14'10 (bay) 12'2 min : A great size living area attracting beams of sunlight, radiator, double glazed bay window to front and door into;

OPEN PLAN KITCHEN/DINER: 15'9 max, 16'4 min x 10'11 : A open plan 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 washing machine, space for fridge freezer, space for tumble dryer and radiator along with dining area and double doors leading into patio.

LANDING: 2'8 x 6'4 : Access to loft and doors into;

BEDROOM ONE: 11'8 max, 8'2 min x 12'3 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'8 x 10'3 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'11 x 10'1 max x 9'3 : A final spacious single bedroom, double glazed window to front and radiator.

SHOWER ROOM: 7'4 x 6'9 : Modern re-fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to rear.

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

VIEWING: Recommended via Acres on 0121 358 6222.

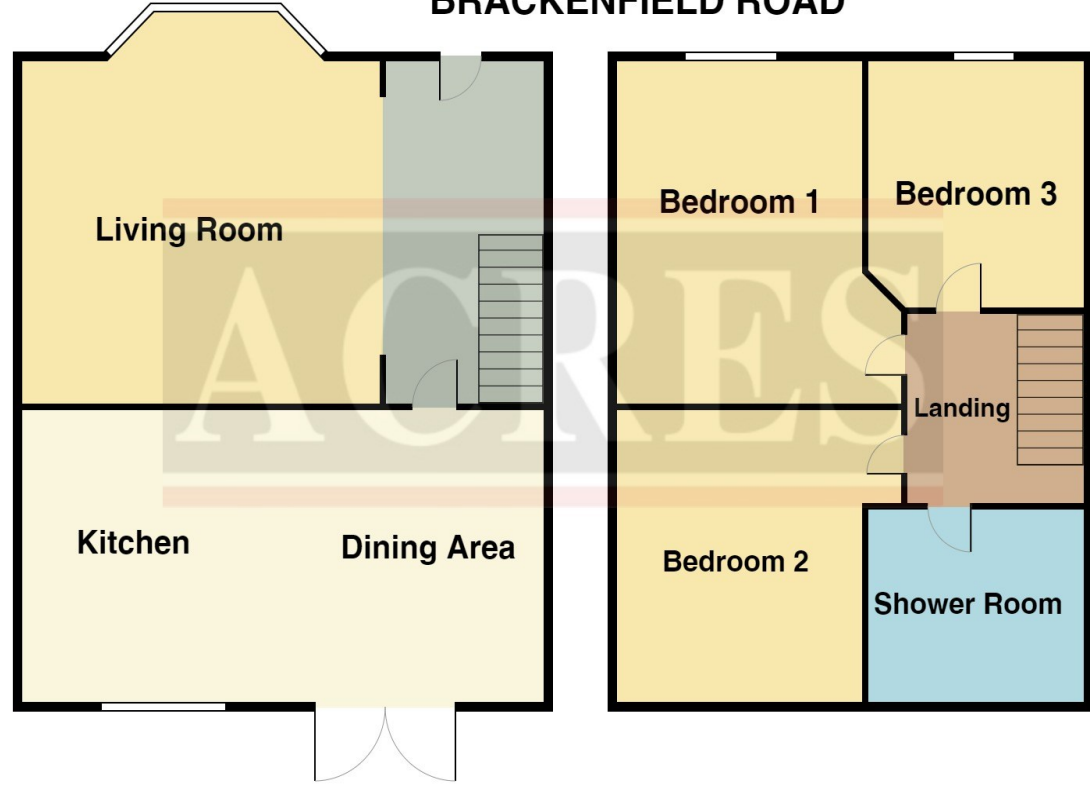


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

BRACKENFIELD 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.

BRACKENFIELD ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		