

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * PERIOD MID TERRACED HOUSE
- * TWO BEDROOMS
- * TWO RECEPTION ROOMS
- * CENTRAL HEATING (WHERE SPECIFIED)
- * DOUBLE GLAZING (WHERE SPECIFIED)
- * FITTED KITCHEN
- * FAMILY SHOWER ROOM
- * NO UPWARD CHAIN
- * VIEWING ESSENTIAL



88 Birmingham Road, Great Barr, B43 6NT - Offers in the region of £160,000

This period mid-terraced property benefits from double glazing and central heating (both where specified). Set in a prime location for local schooling, public transport links and access to the motorway network. Accessed via shared pathway, the interiors include front reception room, further reception room and kitchen. To the first floor are two bedrooms and a shower room. Outside is a lawned garden to the fore and a low maintenance rear garden. The property is available with no upward chain so an early viewing is highly recommended to avoid potential disappointment.

Accessed from the fore via pathway, leading to;

PORCH: With door into;

DINING ROOM: 10'3 x 10'3 : A spacious dining area having double glazed bay window to front, radiator and door into;

LIVING ROOM: 11'7 x 10'2 : A good size living area with radiator, double glazed window to rear, door to stairs to first floor and door into;

FITTED KITCHEN: 15'5 x 5'9 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, double glazed windows to side and rear, radiator and door to rear.

LANDING: Having doors into;

BEDROOM ONE: 10' 0 (max into wardrobe) x 10'2 : A great size double bedroom with built in wardrobes, double glazed window to front and radiator.

BEDROOM TWO: 11'6 x 7'1 : A further good size bedroom with double glazed window to rear, built-in cupboard and radiator.

SHOWER ROOM: 6'0 x 6'11 : Fitted suite with walk in shower, pedestal wash hand basin, close couple W.C., part tiled walls, radiator and double glazed opaque window to rear.

REAR GARDEN: Having a paved and gravel garden with shrub borders and fencing to sides and rear.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

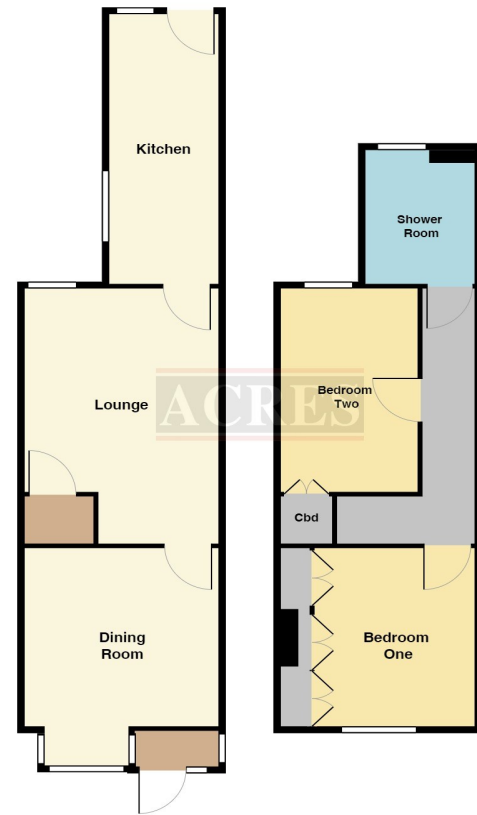


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Birmingham Road, Great Barr, B43 6NT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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.

88 BIRMINGHAM ROAD