

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED END OF TERRACE HOUSE
- \* THREE BEDROOMS
- \* SPACIOUS THROUGH LIVING ROOM
- \* EXTENDED OPEN PLAN KITCHEN/DINER
- \* MODERN FAMILY BATHROOM
- \* STUNNING REAR GARDEN
- \* HIGH SPEC THROUGHOUT
- \* IDEAL FIRST TIME BUY
- \* PRIME LOCATION
- \* NO UPWARD CHAIN



**69 Wingfield Road, Birmingham, B42 2QB- Offers in the region of £280,000**

Acres are delighted to offer for sale this lovely extended end of terraced property that benefits from newly fitted double glazing and gas central heating (both where specified). The interiors include hallway, very well presented through living room leading into extended modern open plan kitchen / diner with fitted kitchen and door onto patio. To the first floor is a landing with access into loft plus two double bedrooms both with built in wardrobes along with a third single bedroom and a modern bathroom with white suite. To the front of the property is a tarmac frontage and to the rear is a patio to fore leading to large lawn, to the far rear of the garden is a shed storage unit. This is a very popular road so an early viewing is highly recommended! **IDEAL FOR FIRST TIME BUYERS OR INVESTORS – NO UPWARD CHAIN!**

Accessed from the fore with composite door leading to;

**HALLWAY:** Stairs to first floor, cupboard space, radiator and door into;

**LIVING ROOM: 21'4 x 15'5 :**A great size through living area with radiator, double glazed window to front and side along with open plan access into;

**OPEN PLAN KITCHEN/DINER: 15'5 x 11'10 :** Extended open plan fitted kitchen / diner 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, microwave, freestanding fridge freezer, washing machine and dishwasher and radiator and double glazed patio doors to rear.

**LANDING:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 10'10 x 8'10 :** A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO: 10'2 x 9'10 :** A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE: 7'10 x 6'8 :** Double glazed window to front and radiator.

**BATHROOM:** Modern fitted suite with panelled bath and shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with decked patio area with canopy over and lawn with fencing to borders.

**TENURE:** We have been informed by the vendors that property is **Leasehold**. (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.

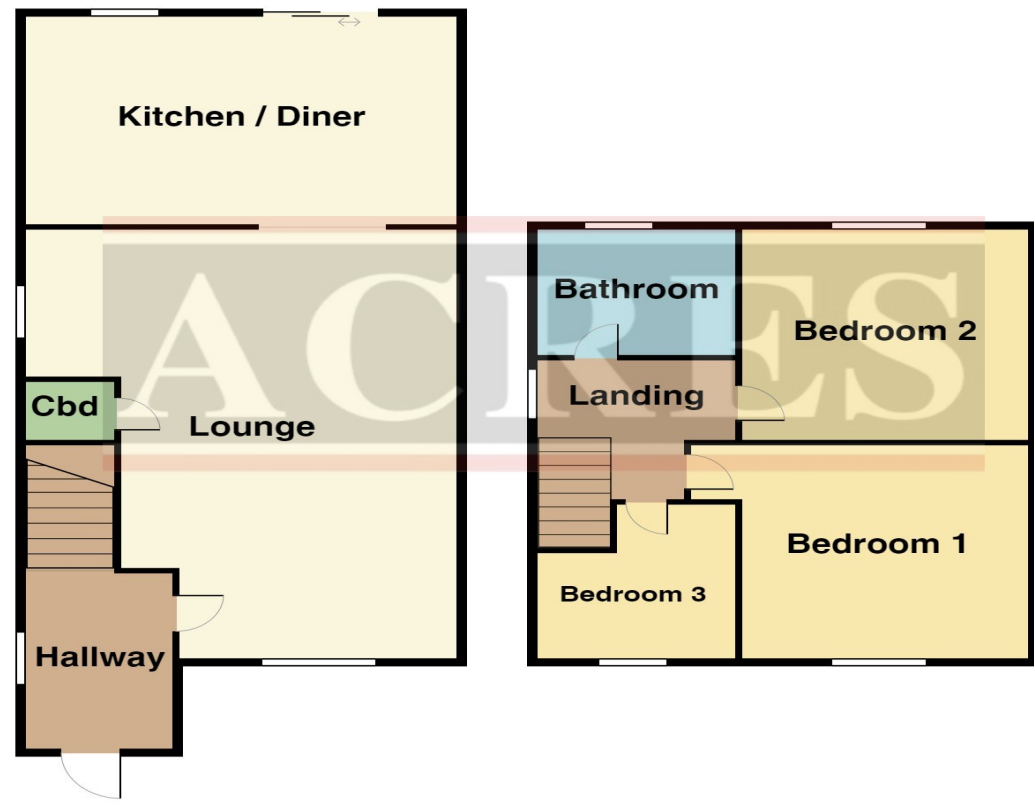


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.

**69 WINGFIELD ROAD, BIRMINGHAM, B42 2QB**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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.**

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