

ACRES

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- * SEMI DETACHED FAMILY HOME
- * THREE SPACIOUS BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * MODERN DOWNSTAIRS SHOWER ROOM/
W.C
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * POTENTIAL TO EXTEND
- * PRIME LOCATION



64 Millfield Road, Birmingham, B20 1EE - Offers in the region of £325,000

Acres are delighted to offer for sale this semi-detached property that offers amazing scope to make your own throughout along with plenty of potential for extension (STPP)! Benefiting from double glazing and gas central heating both where specified. The interiors include; large enclosed porch leading into wonderful welcoming entrance hall, front reception room currently used as diner along with second rear reception room currently used as living room, modern fitted kitchen with separate utility and access into modern downstairs shower room / Guest W.C. and store room. To the first floor are three fabulous bedrooms and a modern family bathroom. Outside is a fore garden offering multiple off road parking space along with access to garage / store room front. To the rear is the icing on the cake with a low maintenance garden with paved patio leading to lawn along with fantastic privacy to rear! IDEAL FIRST TIME BUY!

Accessed from the fore via driveway offering off road parking along with access to store / garage front and door leading to;

PORCH: 6'1 max, 3'6 min x 4'6 : Double glazed windows and door with door into;

HALLWAY: 5'8 max, 3'0 min x 12'7 : Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 10'2 x 13'9 (bay) 10'8 min : A great size living area currently used as diner with radiator and double glazed bay window to front.

REAR RECEPTION AREA: 9'1 max, 8'1 min x 15'4 : Another great living space currently used as living room with radiator and double glazed sliding doors to rear leading to patio.

FITTED KITCHEN: 8'11 x 8'11 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, freestanding oven and gas hob with extractor hood over, tiling to splashback / walls, space and plumbing for dishwasher and double glazed door into;

SEPARATE UTILITY: 4'5 x 20'10 : Range of wall and base units, space and plumbing for washing machine, space for tumble dryer and fridge freezer, doors into;

DOWNSTAIRS GUEST SHOWER ROOM: 3'1 x 6'7 : Walk in shower cubicle, wash hand basin set into vanity unit, close coupled W.C and tiling to floor and walls.

LANDING: 2'6 x 7'2 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'3 max, 8'6 (wardrobe) x 15'3 (bay) 12'9 min : A great size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM TWO: 10'3 max, 9'5 min x 13'10 (bay) 10'8 min : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'0 x 9'0 max, 5'8 min : A final spacious bedroom, double glazed window to rear and radiator.

BATHROOM: 5'6 x 6'10 : A modern fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

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

SIDE GARAGE/ STORE ROOM: A great additional space ideal for storage open plan with utility area.

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.



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	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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