

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * SPACIOUS FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS SHOWER ROOM
- * MODERN FAMILY BATHROOM
- * SIDE GARAGE AND DRIVEWAY
- * STUNNING REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)



5 Epwell Grove, Birmingham, B44 8DG - Offers in excess of £300,000

Acres are delighted to offer for sale this extremely well presented traditional styled semi detached property finished to a fantastic standard throughout! Ideally located in a lovely cul-de-sac location benefiting from double glazing and gas central heating (both where specified). The interiors include; entrance hall leading into two spacious reception rooms and modern fitted kitchen with door into separate utility room, downstairs guest W.C. / shower room and access into side garage. To the first floor are three bedrooms and a spacious modern family bathroom. Outside is a driveway allowing off road parking along with access to garage front and to the rear is a well manicured large garden with patio to fore leading to lawn with fenced borders along with further patio / seating areas throughout! This property should be viewed to be fully appreciated both location, size and potential to extend (STPP). Hurry before you're too late!

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

HALLWAY: 6'0 mx, 2'11 min x 14'6 : Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 10'5 max, 9'2 min x 13'0 (bay) 10'10 min : A great size living area with fire surround and fire, radiator and double glazed bay window to front.

REAR RECEPTION REAR: 12'6 max, 9'1 min x 11'11 : A further living space with wall mounted fire, radiator and double glazed window and door to rear.

FITTED KITCHEN: 7'4 x 12'7 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker, tiling to splashback, space and plumbing for dishwasher, space for fridge and freezer and radiator along with door into;

SEPARATE UTILITY ROOM: 5'10 x 17'0 max, 13'5 min : Having space and plumbing for washing machine and tumble dryer along with access to garage, rear and door into;

DOWNSTAIRS SHOWER ROOM: 5'11 max, 2'11 min x 6'1 : A modern fitted suite with walk in shower cubicle, wash hand basin and close coupled W.C..

LANDING: 3'0 x 9'4 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'7 max, 10'4 min x 12'0 : A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 10'5 max, 9'3 min 13'0 (bay) 10'10 min : A further good size double bedroom with double glazed window bay window to front, fitted wardrobes and radiator.

BEDROOM THREE: 5'11 x 7'9 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 7'4 x 8'5 : A lovely modern family bathroom to include; fitted suite with panelled bath, wash hand basin, close couple W.C., chrome ladder styled radiator and double glazed opaque window to rear.

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

GARAGE: 9'3 x 16'4 : *(please check the suitability of this garage for your own vehicle)*

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

VIEWING: Recommended via Acres on 0121 358 6222.

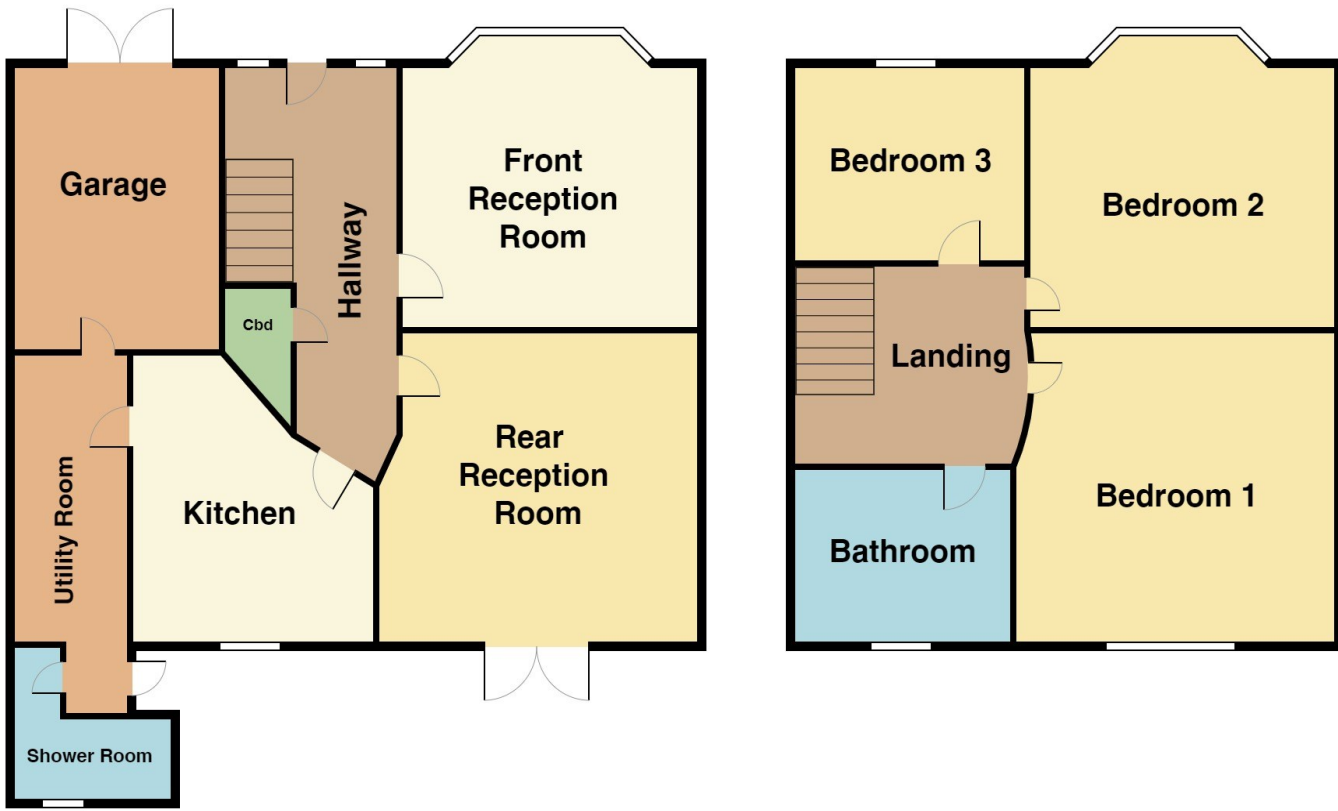


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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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