

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* TWO RECEPTION ROOMS
- \* FITTED KITCHEN
- \* MODERN FAMILY BATHROOM
- \* IDEAL FIRST TIME BUY
- \* OFF ROAD PARKING TO FRONT
- \* WELL KEPT REAR GARDEN
- \* PORENTIAL TO EXTEND(STPP)
- \* NO UPWARD CHAIN



134 Glendower Road, Birmingham, B42 1ST - Offers in the region of £240,000

Acres are delighted to offer for sale this traditional styled property ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; entrance hall, two spacious separate reception rooms and fitted kitchen with door leading into side passageway. To the first floor are three bedrooms and a large family bathroom. Outside is a deep fore garden with driveway allowing off road parking to front, to the rear is a low maintenance garden with patio to fore leading to lawn and shed garage space with communal rear access. This property should be viewed to be fully appreciated both location, size and potential to extend (STPP)! NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking and door leading to;

**HALLWAY: 5'8 max, 3'1 min x 12'8 :** Stairs to first floor, cupboard space, radiator and doors into;

**FRONT RECEPTION ROOM: 9'11 max, 8'8 min x 14'1 (bay) :** A great size living area with radiator and double glazed bay window to front.

**REAR RECEPTION ROOM: 9'11 max, 8'9 min x 14'1 :** Another good living space with radiator and double glazed double doors to rear.

**FITTED KITCHEN: 5'7 x 9'11 :** 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, tiling to floor, space and plumbing for washing machine, radiator along with door into side passageway.

**SIDE PASSAGEWAY: 2'7 x 23'11 :** Having doors to front and rear.

**LANDING: 5'8 max, 2'6 min x 7'0 :** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 9'11 x 14'3 (bay) :** A great size double bedroom with double glazed bay window to rear and radiator.

**BEDROOM TWO: 9'11 max, 8'8 min x 14'2 (bay) :** A further good size double bedroom with double bay glazed window to front and radiator.

**BEDROOM THREE: 5'8 x 6'10 :** Double glazed window to front and radiator.

**BATHROOM: 5'8 x 8'6 :** Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, 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.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.

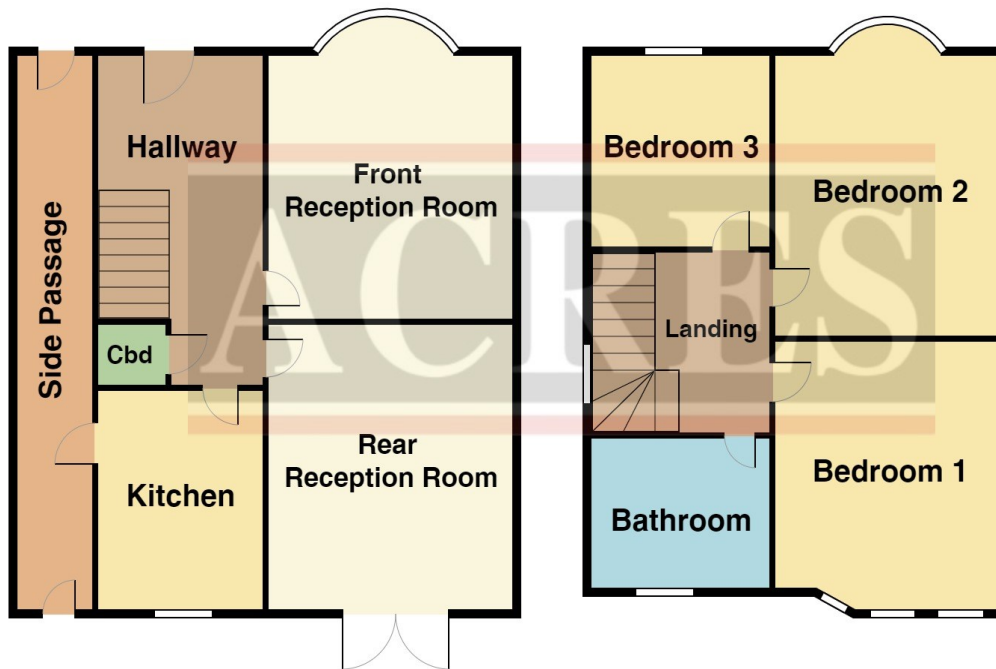


**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



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.

### 134 Glendower road, Birmingham, B42 1ST



EPC TO BE INSERTED HERE

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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