

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * EXTENDED SEMI DETACHED HOUSE
- * TWO DOUBLE BEDROOMS
- * THROUGH LOUNGE/DINER
- * EXTENDED FITTED KITCHEN
- * CONSERVATORY
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY



Southgate Road, Birmingham, B44 9AT - Offers in excess of £200,000

IDEAL FIRST TIME BUY! Acres are pleased to offer this superb family home with excellent accommodation and is located in this popular residential area. Being close to local schooling for all age groups, the property briefly comprises; enclosed porch leading into welcoming reception hall, well presented through living room / diner leading into conservatory along with extended modern fitted kitchen. To the first floor are two spacious double bedrooms both with built in wardrobes and a stunning modern family bathroom! To the front of the property offers off road parking for multiple cars and to the rear a great sized rear garden with patio area leading to large lawn and to the far rear is a garage with communal rear access. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation, size and high quality on offer! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking for multiple cars along with steps and door leading to;

PORCH: 4'6 x 2'3 : Double glazed windows and door with door into;

HALLWAY: 3'1 x 4'7 : Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 12'4 max, 9'0 min x 22'4 : A great size through living / dining area with fire surround and fire, radiator, two double glazed windows to front, leading to dining area with further doors into both;

EXTENDED FITTED KITCHEN: 7'7 max, 4'10 min x 17'9 max, 6'0 min : Extended 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, space and plumbing for washing machine, radiator and door into;

CONSERVATORY: 9'5 x 7'7 : A great additional space for ones own use, double glazed window and double glazed doors to rear.

LANDING: 2'7 x 5'11 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'4 max, 7'8 (wardrobe) x 10'0 : A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 6'1 x 8'7 : A further good size double bedroom with built in wardrobe, double glazed window to rear and radiator.

BATHROOM: 6'0 x 8'7 : Modern fitted suite with panelled bath, 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 paved patio area and lawn with fencing to borders along with large shed unit and single garage to far rear accessed via communal rear access.

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

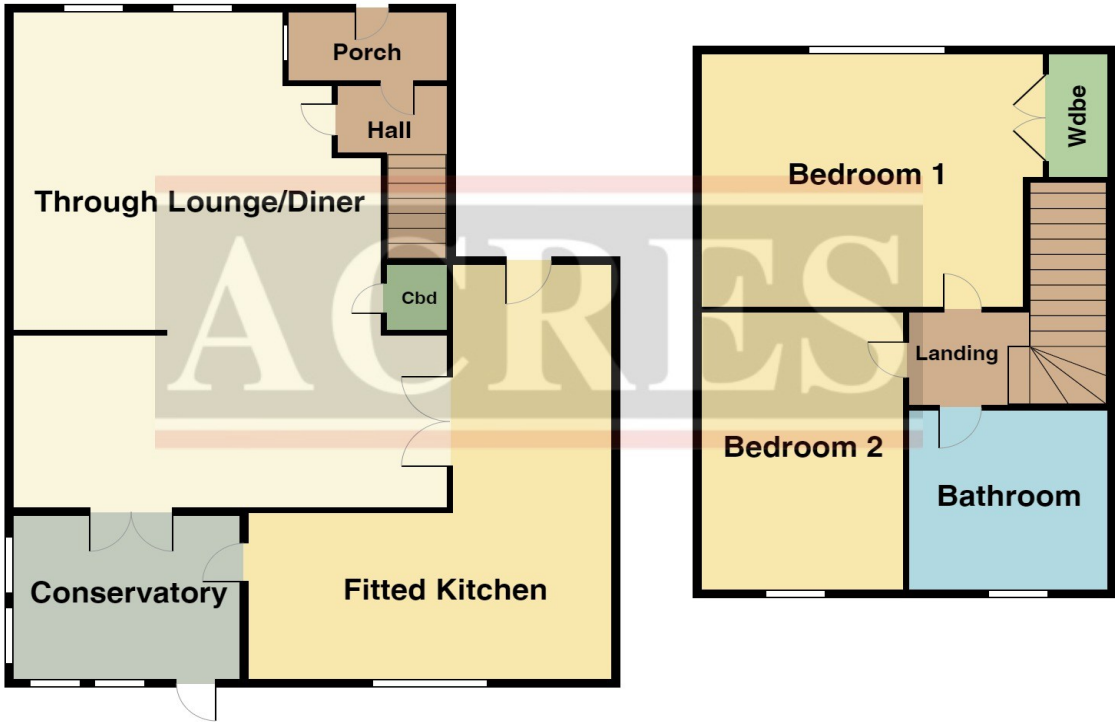
VIEWING: Recommended via Acres on 0121 358 6222.



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.

32 Southgate Road, Birmingham, B44 9AT



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Southgate Road, Birmingham, B44 9AT