

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED FAMILY HOME
- * OPEN PLAN EXTENDED KITCHEN DINER
- * MODERN RE-FITTED KITCHEN
- * SPACIOUS LIVING ROOM
- * THREE BEDROOMS
- * MODERN FAMILY SHOWER ROOM
- * OFF ROAD PARKING & LARGE GARAGE TO REAR
- * LOW MAINTENANCE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- * IDEAL FIRST TIME BUY



32 Tysoe Road, Birmingham, B44 8JT - Offers in the region of £240,000

A delightful example of an extended, refurbished, high quality three bed semi detached family home set in an enviable position of Great Barr, close to excellent commuter links. Educational opportunities are plentiful and can be accessed on foot, having a host of daily shopping amenities also available within a stones throw. Complimented by gas central heating and fitted PVC double glazing (both where specified). The property has been tastefully extended and comprises: enclosed porch leading into entrance hall leading into a spacious living room to front with beautifully fitted extended modern kitchen / diner with separate utility to rear. To the first floor are two double bedrooms and one single bedroom and a modern re-fitted family shower room. To the front offers driveway allowing off road parking and to the rear is a patio to fore leading to low maintenance lawn and large rear double garage with additional store room. This property is finished to an outstanding standard therefor we anticipate a fast sale! Hurry before you're too late! IDEAL FIRST TIME BUY!

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

PORCH: 5'7 x 2'7 : Double glazed windows and door with door into;

HALLWAY: 5'4 max, 2'7 min x 11'10 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 9'5 max, 8'3 min x 13'7 (bay) 11'0 min : A great size living area with fire surround and fire, radiator and double glazed bay window to front.

FITTED KITCHEN: 15'5 x 10'11 : A stunning re-fitted open plan modern kitchen with drawer base and eye level units, work surfaces, sink and drainer, cooker with gas hob and extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for tumble dryer, fridge freezer, radiator, door leading into side passageway and open plan access into;

EXTENDED DINING ROOM: 14'5 x 10'6: A fantastic additional space currently used as diner having radiator, double glazed windows and double glazed double doors to rear.

LANDING: 2'10 x 7'1 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 8'9 max, 8'2 min x 11'0 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 8'9 max, 8'2 min x 11'0 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'10 x 7'3 : A final single bedroom, double glazed window to front and radiator.

BATHROOM: 5'10 x 7'10 : Modern fitted suite with walk in shower cubicle, 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 access into double garage.

DOUBLE GARAGE: 4'1 x 5'4 max, 4'5 min : *(please check the suitability of this garage for your own vehicle)*

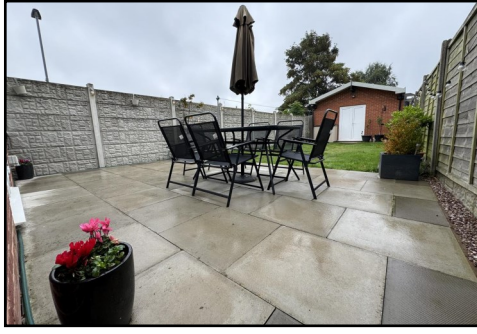
STORE ROOM: 13'5 X 12'0 : A fantastic space for ones own use with potential for gym or study. Currently used as store room giving access into double garage.

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

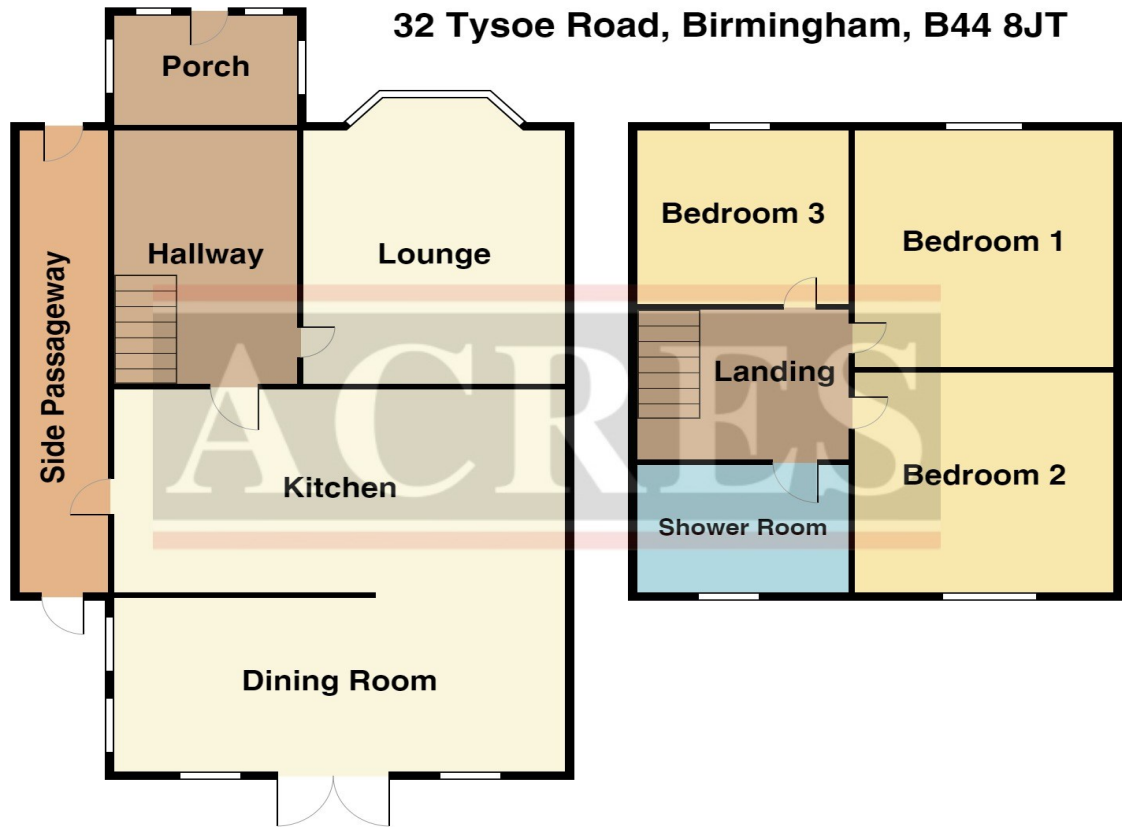
VIEWING: Recommended via Acres on 0121 358 6222.



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.



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		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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