

ACRES

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



- * SEMI DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS
- * SPACIOUS DINING ROOM
- * SEPARATE LIVING ROOM
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING AND SIDE GARAGE
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY
- * POTENTIAL TO EXTEND (STPP)



35 Millfield Road, Birmingham, B20 1EF - 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; 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 downstairs W.C. located within the side garage. To the first floor are three fabulous double 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! HUGE POTENTIAL TO EXTEND (STPP) – IDEAL FIRST TIME BUY – HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 6'0 x 1'3 : Double glazed windows and door with door into;

HALLWAY: 5'11 x 13'2 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 9'11 x 11'6 : A great size living area with fire surround and fire, radiator, double glazed bay window to front.

DINING ROOM: 9'10 X 11'11 : Double glazed double doors to rear and radiator.

FITTED KITCHEN: 8'10 x 8'11 : 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, space and plumbing for washing machine, tumble dryer, space for fridge freezer, radiator and double glazed door to side.

LANDING: 6,0 x 6'8 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'10 x 14'6 (bay) : A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9'11 x 11'7 : A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 8'10 x 8'11 : Double glazed window to rear and radiator.

BATHROOM: 5'11 x 7'8 : Fitted suite with panelled bath, shower over wash hand basin, close couple W.C., tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to front.

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

GARAGE: 7'6 x 16'8 : *(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.

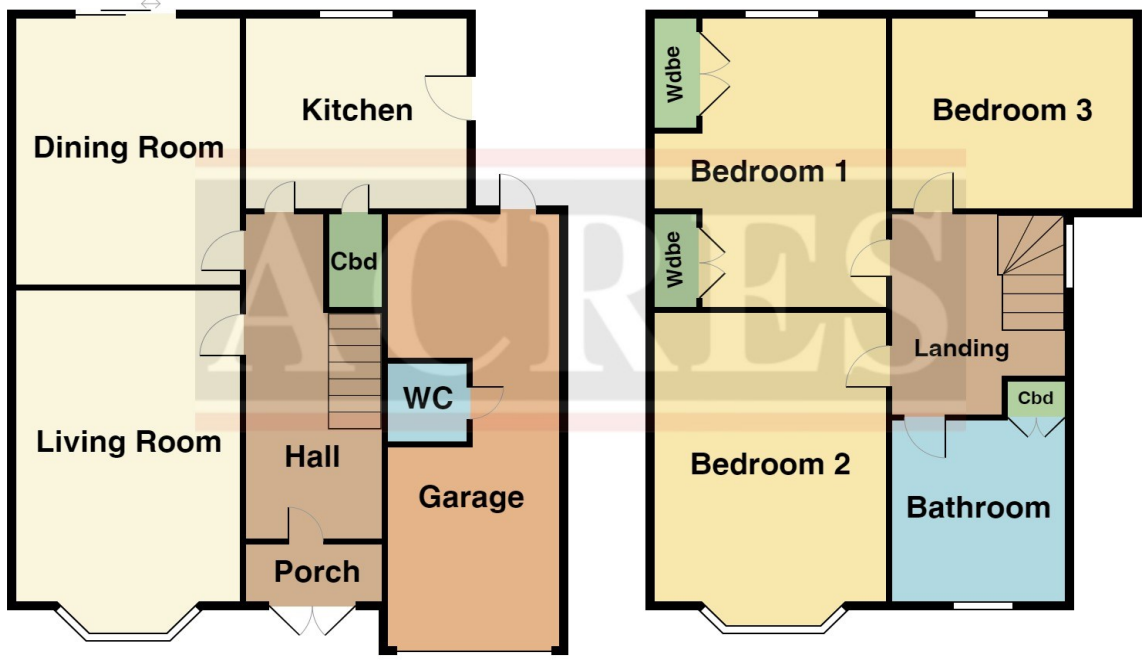


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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		84 B
69-80	C		
55-68	D	60 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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