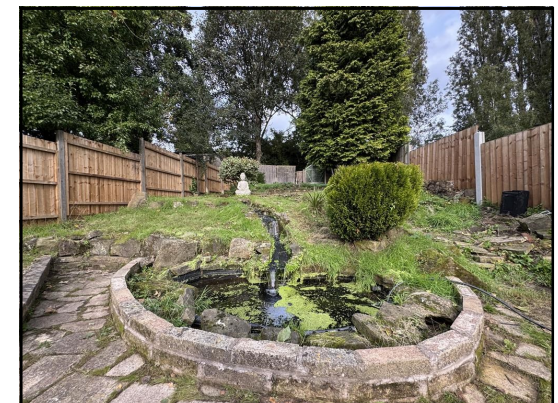


ACRES

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 BEDROOMS
- * SPACIOUS LOUNGE /DINER
- * EXTENDED FITTED KITCHEN
- * DOWNSTAIRS SHOWER ROOM
- * MASTER FAMILY BATHROOM
- * OFF ROAD PARKING & GARAGE
- * LARGE REAR GARDEN
- * PRIME LOCATION
- * NO UPWARD CHAIN



35 Wrekin Road, Birmingham B44 8HB - Offers in the region of £280,000

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 prime location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch leading into entrance hall, spacious through lounge / diner and extended fitted kitchen with door into shower room and access into side garage. To the first floor are three spacious 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! This property should be viewed to be fully appreciated both location, size and potential to extend (STPP). **HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!**

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

PORCH: 6'1 x 4'2 : Double glazed windows and door with door into;

HALLWAY: 5'10 max, 3'0 min x 11'11 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 10'5 max, 9'10 min x 29'6 (bay) : A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front along with patio doors to rear.

FITTED KITCHEN: 11'2 x 11'8 : 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, space for fridge freezer and radiator along with double doors into;

DOWNSTAIRS SHOWER ROOM: 4'4 max, 3'10 min x 3'8 : Close couple W.C and shower unit, tiling to floor and walls.

SIDE ACCESS: 2'6 x 14'0 : Door to rear and access into garage.

LANDING: 2'10 x 6'11 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'10 max, 7'11 (wardrobe) x 15'0 (bay) 11'11 min : A great size double bedroom with double glazed bay window to rear, built in wardrobes and radiator.

BEDROOM TWO: 10'5 max, 8'6 (wardrobe) x 14'1 (bay) 10'11 min : A further good size double bedroom with built in wardrobe system, double glazed window bay to front and radiator.

BEDROOM THREE: 9'4 x 7'9 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 6'3 x 8'2 : A large fitted suite with corner panelled bath, wash hand basin set into vanity unit, close couple W.C. set into vanity unit, tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A fantastic sized garden with paved patio area and lawn with fencing to borders.

GARAGE: 7'3 x 12'3 : Up and over garage door, ceiling light and power points. *(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.

35 Wrekin Road, Birmingham, B44 8HB



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
1-20	G		
21-38	F		
39-54	E		
55-68	D	68 D	
69-80	C		
81-91	B		86 B
92+	A		

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