

ACRES

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

- * STUNNING SEMI DETACHED FAMILY HOME
- * FIVE DOUBLE BEDROOMS
- * TWO RECEPTION ROOMS
- * SPACIOUS FITTED KITCHEN
- * THREE MODERN BATH/SHOWER ROOMS
- * STUNNING LANDING AND STAIRCASE FEATURE
- * LARGE REAR GARDEN
- * OFF ROAD PARKING TO FRONT
- * HIGH QUALITY THROUGHOUT



18 Selborne Road, Birmingham, B20 2DW - Asking price of £470,000

Acres are delighted to offer for sale this incredible executive styled five double bedroom property that offers amazing space throughout! Benefiting from double glazing and gas central heating both where specified. The interiors include wonderful large welcoming entrance hall with a one of a kind feature staircase along with stunning glass roof feature! There is a spacious living room to front along with spacious dining room to rear leading into modern fitted kitchen with access into separate utility room and modern downstairs shower room plus access into large cellar. To the first floor is a fabulous, tiered landing space, three excellent double bedrooms, spacious family bathroom with sunken bath. To the second floor is the stunning glass roof feature along with a fourth and fifth double bedroom and further family bathroom with a feature jacuzzi style sunken bath! Outside is a driveway allowing off road parking to front. To the rear is a decked patio to fore, large brick-built outhouse ideal for storage and lawn with planted borders with an abundance of flowering and verdant trees and shrubs. Houses like this in the local area do not come up often so act fast as we are expecting very high levels of interest! HURRY BEFORE YOU'RE TOO LATE!

Accessed via driveway allowing off road parking to front along with door leading into;

HALLWAY: 21'1 max, 5'6 min x 8'9 max, 4'5 min : A spacious light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 14'7 x 15'11 (bay) 12'8 min : A great size living area with radiators, double glazed bay window to front.

REAR RECEPTION ROOM: 11'7 max, 10'8 min x 19'2 (bay) 15'2 min : A further spacious dining / living room radiator and double glazed window and double doors to rear along with door leading into;

FITTED KITCHEN: 8'6 x 12'7 : Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer and radiator along with open plan access into;

UTILITY ROOM: 8'1 x 7'7 : A great additional space with space and plumbing for washing machine, tumble dryer along with housing gas central heating boiler.

DOWNSTAIRS SHOWER ROOM: 6'0 x 8'4 : A modern fitted suite to include; walk in shower cubicle, wash hand basin, close coupled W.C. radiator and double glazed window to side.

FIRST FLOOR LANDING: 11'10 x 8'10 : A stunning tiered landing with doors into;

BEDROOM ONE: 14'8 x 16'0 (bay) 12'9 min : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'5 max, 10'5 min x 15'0 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'6 x 12'8 max, 11'11 min : A further double bedroom, double glazed window to front and radiator.

BATHROOM: 8'0 max, 5'1 min x 11'1 : A modern fitted suite with bath, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

SECOND FLOOR LANDING: 11'11 x 8'11 : Stairs to second floor, show piece feature glass roof and doors into;

BEDROOM FOUR: 14'9 x 12'7 : A further double bedroom, double glazed window to front and radiator.

BEDROOM FIVE: 11'8 max, 10'5 min x 11'7 : A final double bedroom, double glazed velux window to rear and radiator.

BATHROOM: 8'5 x 14'10 : A final spacious, modern family bathroom with jacuzzi bath, wash hand basin, close coupled W.C and double glazed window to side.

ADDITIONAL W.C: 2'10 x 5'4 : Close coupled W.C and double glazed window to side.

CELLAR: Ceiling light and power points, ideal for storage space or ones own use.

REAR GARDEN: A good size garden with paved / decked patio area to fore and lawn with fencing to bord

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.

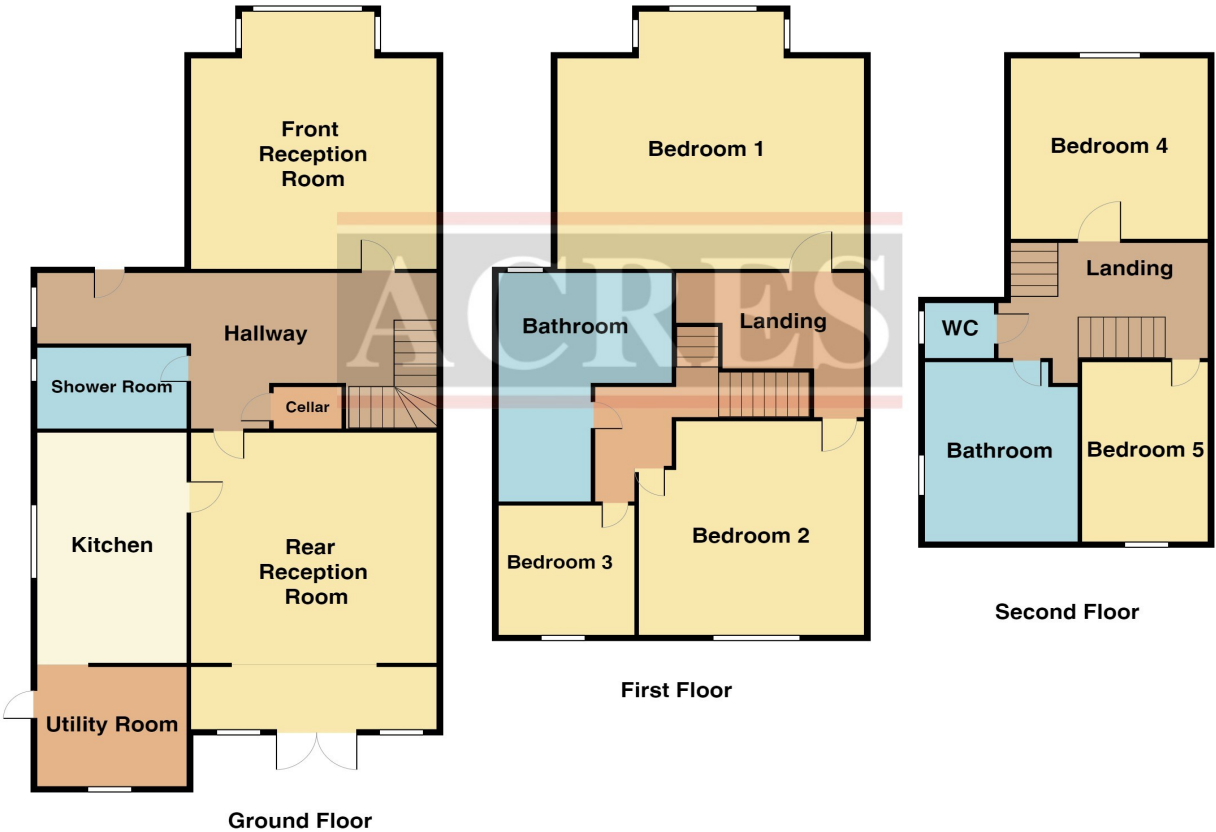


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

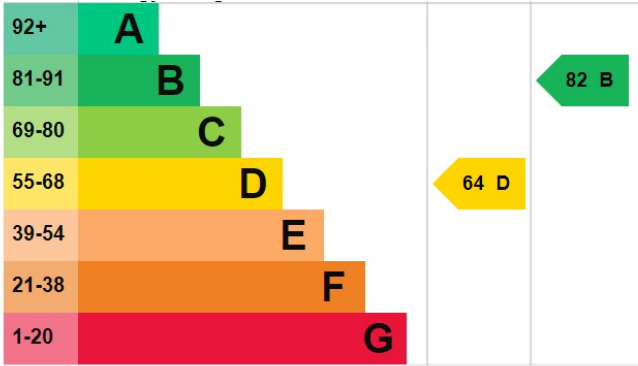


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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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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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