

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * MID TERRACED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * OPEN PLAN KITCHEN/DINER
- * LARGE CONSERVATORY
- * FAMILY BATHROOM
- * LOW MAINTENANCE REAR GARDEN
- * OFF ROAD PARKING TO FRONT
- * IDEAL FIRST TIME BUY
- * NO UPWARD CHAIN



16 Tideswell Road, Great Barr, B42 2DT - Offers in the region of £205,000

Acres are delighted to offer for sale this spacious mid terraced property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include; spacious hallway with doors into, very well presented living room, open plan kitchen / diner with double doors into stunning conservatory! To the first floor is a landing with doors into two double bedrooms, one single bedroom and a family bathroom with white suite. Outside is a spacious driveway with parking space for multiple cars and to the rear is a decked patio to fore with canopy over leading to artificial lawn with further patio to far rear! This is a very popular road so an early viewing is highly recommended to appreciate the high standard throughout! **IDEAL FIRST TIME BUY – NO UPWARD CHAIN!**

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

HALLWAY: 5'5 max, 2'8 min x 12'1 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 9'10 x 14'5 (bay) 12'0 min : A great size living area with radiator, double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'8 x 9'11 : Open plan modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator and double doors into;

CONSERVATORY: 13'3 x 9'7 : A great additional space for ones own use with double glazed windows and double doors to rear.

LANDING: 2'8 x 6'0 : Access to loft and doors into;

BEDROOM ONE: 11'4 max, 10'6 min x 12'1 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 12'1 x 9'11 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'10 max, 3'4 min x 8'11 max, 4'10 min : A final single bedroom, double glazed window to front and radiator.

BATHROOM: 5'11 x 6'10 : Fitted suite with panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size low maintenance garden with decked patio area to fore and artificial lawn with fencing to borders.

TENURE: We have been informed by the vendors that property is currently Leasehold however will be **FREEHOLD UPON COMPLITION**. (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.

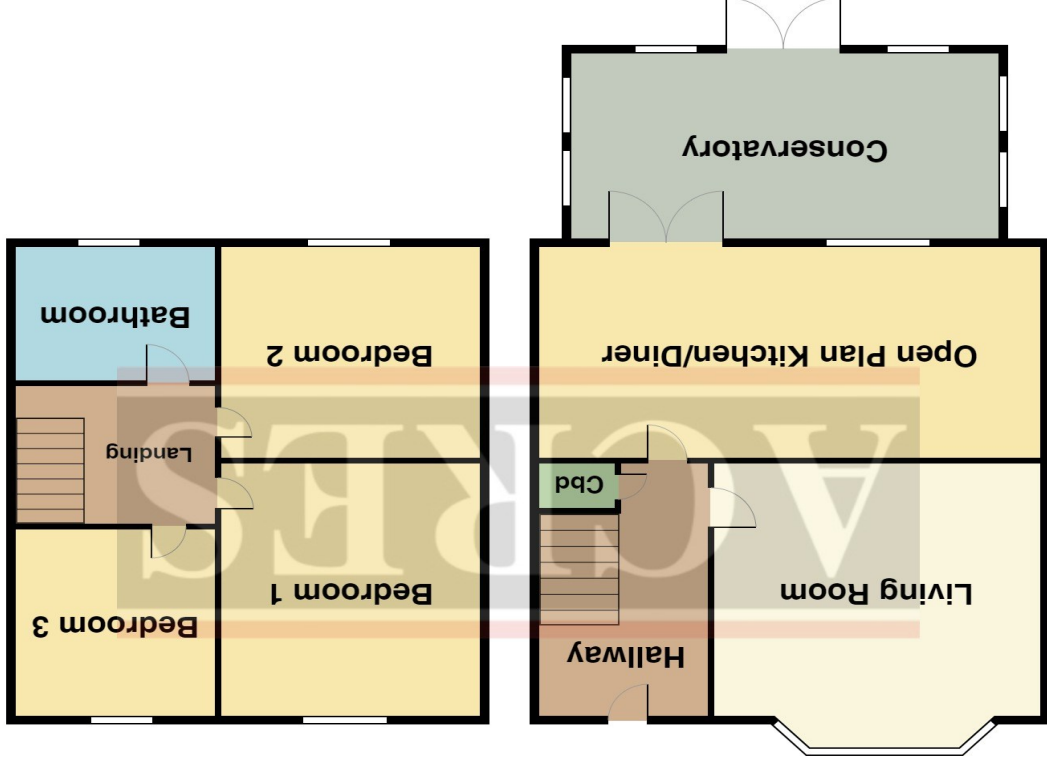


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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

