

ACRES

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

- * EXTENDED SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS THROUGH LIVING ROOM
- * EXTENDED DINING/SITTING ROOM
- * FITTED KITCHEN
- * EXTENDED FAMILY BATHROOM
- * SIDE ACCESS
- * LOW MAINTENANCE REAR GARDEN
- * PRIME LOCATION
- * NO UPWARD CHAIN



37 Alexandra Avenue, Handsworth, Birmingham - Offers in the region of £220,000

Situated on this popular residential road with close proximity to local schooling for all ages and fantastic public transport in and out of Birmingham Centre along with local shops nearby. This semi detached property benefits from double glazing and gas central heating (both where specified). The interiors include entrance hall, spacious through living room and fitted kitchen opening into extended dining room along with side access. To the first floor are three great sized bedrooms and family bathroom. Outside is a fore garden with lawn and to the rear is a generous garden with patio to fore leading to lawn. This popular road has great local amenities therefor sells quick so hurry before you're too late! NO UPWARD CHAIN!

Accessed from the fore via lawned garden and pathway, with door leading into;

PORCH: 5'1 x 4'3 : Double glazed windows and door with door into;

HALLWAY: 5'4 max, 2'5 min x 11'9 : Stairs to first floor, radiator and doors into;

LIVING ROOM: 27'2 x 10'9 : A great size through living area with two radiators, double glazed bay window to front, open plan access leading into;

DINING ROOM: 15'4 x 10'10 : A great sized extended reception room ideally used as diner, double glazed window to rear and side, double glazed double doors to rear and radiator.

FITTED KITCHEN: 11'2 x 6'1 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator.

LANDING: 2'8 x 6'4 : A light and airy landing with double glazed opaque window to side and doors into;

BEDROOM ONE: 12'7 x 10'3 : A great size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 14'4 x 9'3 : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 7'1 x 6'2 : Double glazed window to front and radiator.

BATHROOM: 6'8 max, 5'8 min x 10'3 : Fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin, close couple W.C., tiling to 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.

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.

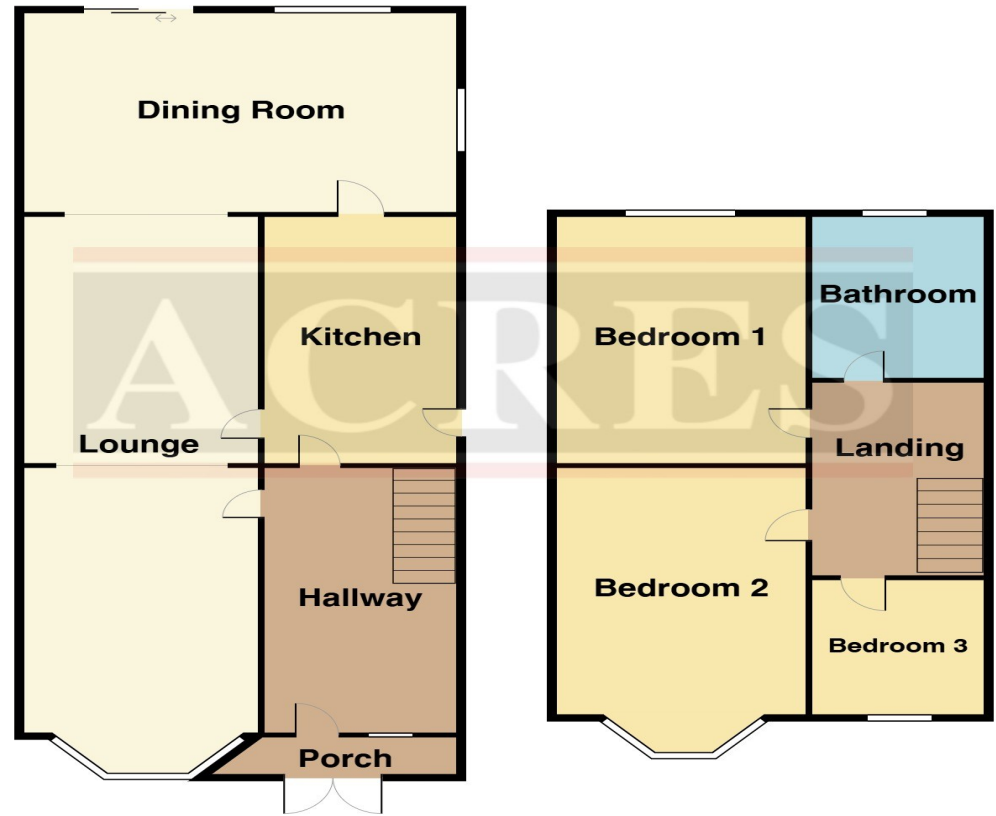


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

37 Alexandra Avenue, Birmingham, B21 0PH



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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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