

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- PRIME LOCATION



CHELMORTON ROAD, BIRMINGHAM, B42 2QT - OFFERS IN EXCESS OF £195,000

Acres are delighted to offer for sale this semi detached 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 large enclosed porch leading into; spacious hallway with doors into, very well presented living room, open plan modern kitchen / diner with separate utility room. To the first floor is a landing with doors into two double bedrooms, one single bedroom and family bathroom with white suite. Outside is a spacious driveway with parking space for multiple cars and to the rear is a patio to fore leading to lawn. This is a very popular road so an early viewing is highly recommended to appreciate the size and potential throughout! THE PROPERTY IS LEASEHOLD WITH OVER 900+ YEARS REMAINING. WE UNDERSTAND THE FREEHOLD CAN BE PURCHASED AT A COST OF £1500 (Subject to Valuation) PLEASE DON'T HESITATE ASKING ANY FURTHER QUESTIONS IN RELATION TO THIS! HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 7'3 x 2'1: Double glazed windows and door with door into;

HALLWAY: 5'4 max, 2'6 min x 11'9: Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 9'8 x 14'2 max, 11'8 min: A great size living area with radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'7 x 9'8 min: A open plan modern fitted kitchen / diner 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 door into separate utility room.

LANDING: 6'1 max, 2'6 min x 8'2: Access to loft and doors into;

BEDROOM ONE: 9'6 max, 8'7 min x 12'3: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'5 x 10'6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 max, 3'5 min x 8'8 max, 4'5 min: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 5'8 x 6'7: Fitted suite with panelled bath, stand alone walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C. walls, radiator and double glazed opaque window to rear.

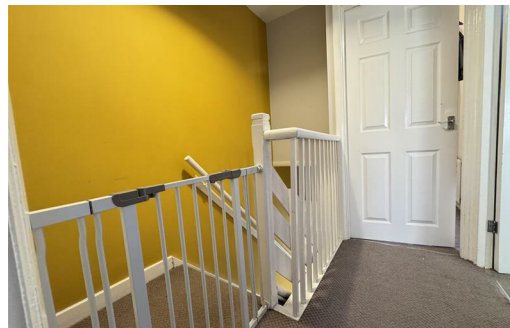
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

TENURE: We have been informed by the vendors that the property is Leasehold. (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.

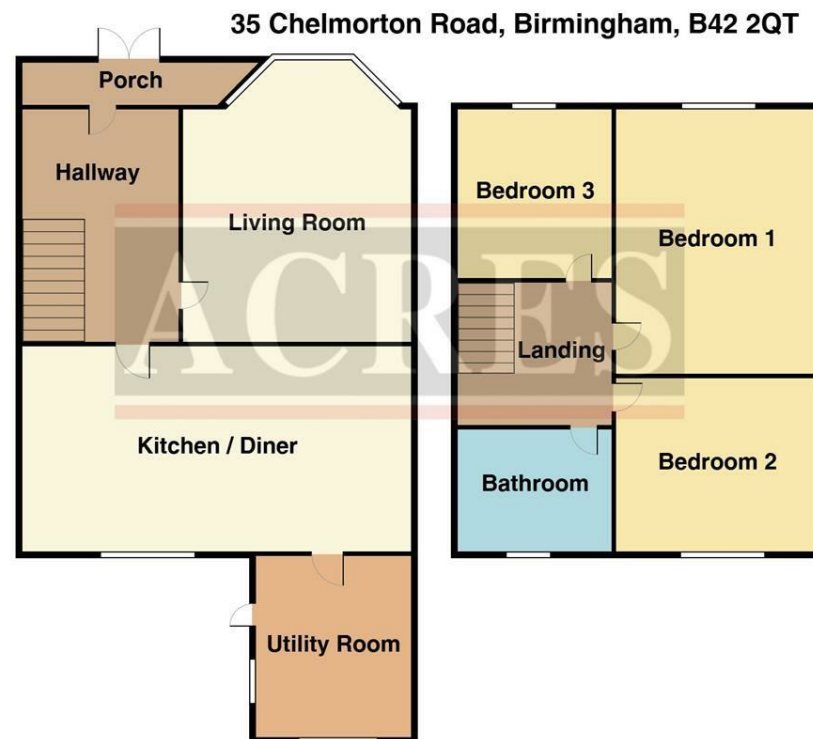
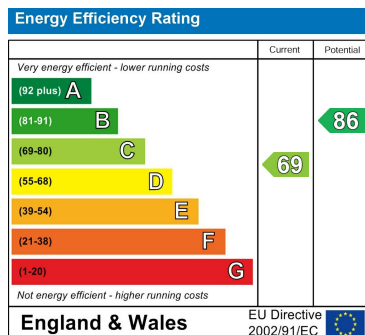
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



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

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.