

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * EXTENDED FITTED KITCHEN
- * FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY
- * POTENTIAL TO EXTEND (STPP)



145 Warren Hill Road, Birmingham, B44 8ES - Offers in the region of £265,000

Acres are delighted to offer for sale this stunning traditional styled semi detached property with further scope for extension (STPP). Ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; entrance hall leading into spacious living room to front with further reception rear reception room and a modern extended fitted kitchen with door into rear garden / patio. To the first floor are three bedrooms and a spacious family bathroom. Outside is a block paved driveway allowing off road parking and to the rear is a well manicured large garden with patio to fore leading to lawn with fenced borders along with single garage to far rear accessed via communal rear access! This property should be viewed to be fully appreciated both location, size and condition! Hurry before you're too late!

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

HALLWAY: Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: A great size living area with fire surround and fire, radiator, double glazed bay window to front.

REAR RECEPTION ROOM: A further spacious reception room, radiator and double glazed bay window to rear.

EXTENDED KITCHEN: Extended modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas/electric hob with extractor hood over, tiling to splashback, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer and radiator along with door to side / rear garden.

LANDING: Double glazed opaque window to side and doors into;

BEDROOM ONE: A great size double bedroom with double glazed bay window to rear, built in wardrobes and radiator.

BEDROOM TWO: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: A final spacious single bedroom, double glazed window to front and radiator.

BATHROOM: Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area to fore with steps leading too lawn with fencing to borders along with steps to further patio area and final set of steps leading to single rear garage, accessed via communal rear access.

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



145 Warrem Hill Road Birmingham, B44 8ES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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