

ACRES

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- END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- INTERNAL GARAGE SPACE
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



WOODFORT ROAD, GREAT BARR, B43 5QN - OFFERS OVER £215,000

Acres are delighted to offer for sale this end of terraced house that offers great size and location. Standing in a fantastic residential road in reach of popular local schools and public transport services. Being gas centrally heated and double glazed (both where specified). The accommodation is arranged over two floors to include; light and airy hallway opening into a great size living room with dining space to rear with patio doors onto rear garden and a modern fitted kitchen to front. To the first floor are three great sized double bedrooms along with a modern family shower room. To the rear is a low maintenance garden with patio to fore leading to gravel area and to the front is a blocked paved driveway space for off road parking and access to garage front. Hurry before you're too late! IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

Accessed via block paved driveway allowing off road parking to front along with access to garage front and door leading into;

HALLWAY: 2'9 x 12'4: A light and airy hallway with stairs to first floor, radiator and door into;

OPEN PLAN LOUNGE/DINER: 18'9 max, 17'6 min x 10'9: A great sized open plan living / dining area with fire surround and fire, radiator, double glazed window and double glazed double doors to rear.

OPEN PLAN KITCHEN/DINER: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and radiator.

LANDING: 2'6 x 5'7: Access into loft and doors into;

BEDROOM ONE: 9'1 x 14'3: A great sized double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9'4 max, 8'2 min x 11'9: A further good sized double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 9'1 x 8'4: A final spacious bedroom with double glazed window to front and radiator.

SHOWER ROOM: 9'3 x 5'5: A modern fitted suite with stand alone walk in shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

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

INTERNAL GARAGE: 8'8 x 16'1 max, 13'1 min: Up and over garage door to front along with ceiling light and power points and housing gas central heating boiler. (please check the suitability of this garage for your own vehicle)

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.

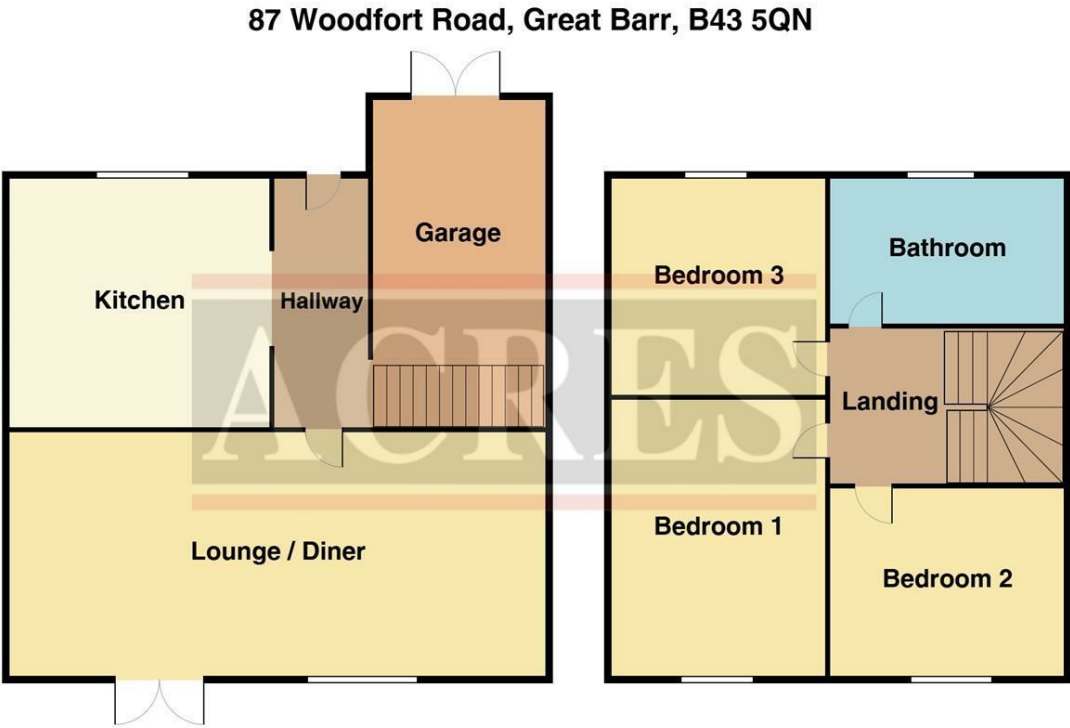
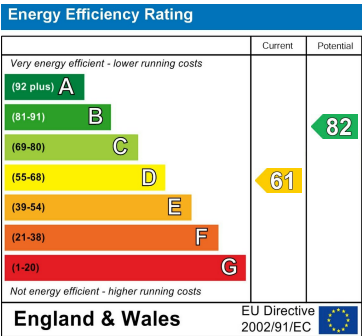
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : B

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.