

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- POTENTIAL TO EXTEND FURTHER (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



***MILLFIELD ROAD, BIRMINGHAM, B20 1EB - OFFERS OVER £315,000***

Acres are delighted to offer for sale this extended semi-detached property that offers amazing scope to make your own throughout along with plenty of further potential for extension (STPP)! Benefiting from double glazing and gas central heating both where specified. The interiors include; wonderful welcoming entrance hall, spacious through living room, extended open plan modern fitted kitchen wrapping around into dining area. To the first floor are three fabulous bedrooms and a modern family bathroom. Outside is a fore garden offering multiple off road parking space. To the rear is the icing on the cake with a low maintenance garden with paved patio leading to lawn along with fantastic privacy to rear! **HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!**

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

**HALLWAY:** 5'7 max, 3'1 min x 13'6: A light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

**THROUGH LOUNGE/DINER:** 10'8 x 24'6: A great size through living area with two radiators, double glazed bay window to front and double glazed sliding doors to rear.

**OPEN PLAN FITTED KITCHEN/DINER:** 13'2 max, 6'8 min x 28'2 max, 12'4 min: A extended, modern open plan 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, tiling to floor, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, radiator an double glazed door to rear along with dining space to front.

**LANDING:** 2'8 x 6'9: Double glazed opaque window to side, access to fully insulated loft space with pull down loft ladder and doors into;

**BEDROOM ONE:** 10'11 (wardrobe) x 13'7 (bay): A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO:** 10'11 (wardrobe) x 11'3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE:** 5'9 x 7'3: Double glazed window to front and radiator.

**BATHROOM:** 8'2 x 6'1: A modern family bathroom with fitted suite to include; panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style 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:** C

**VIEWING:** Recommended via Acres on 0121 358 6222.



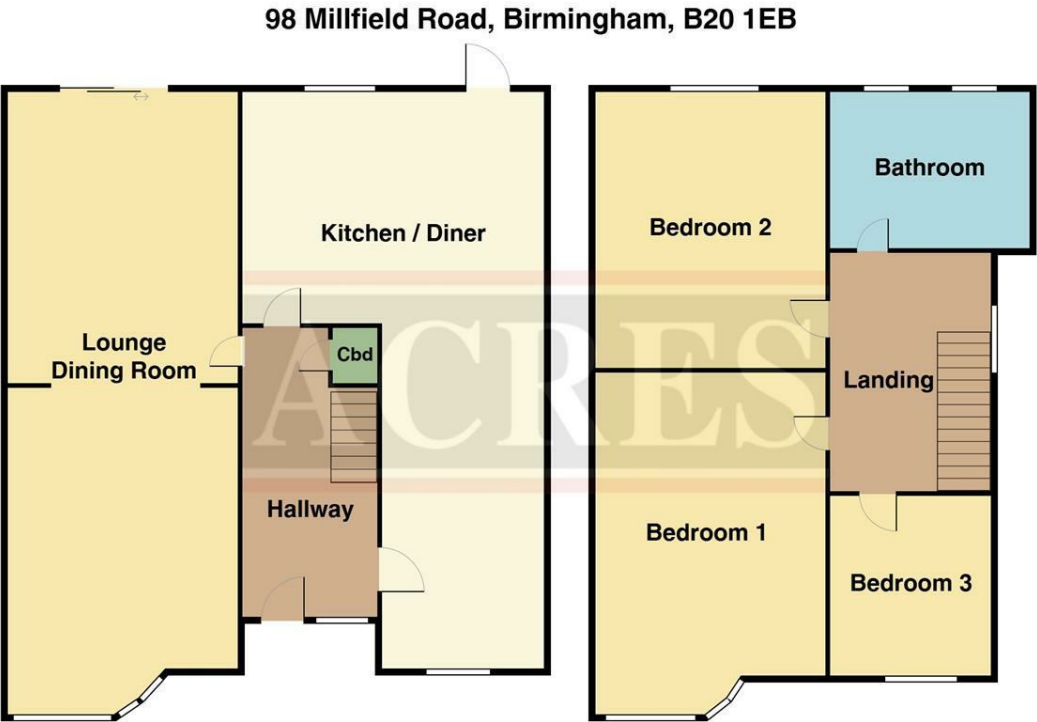
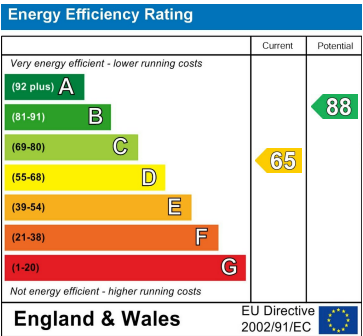




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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.