

# ACRES

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- MID TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



**BRADFIELD ROAD, GREAT BARR, B42 2RT - OFFERS OVER £200,000**

Acres are delighted to offer for sale this lovely well presented property that benefits from double glazing and gas central heating (both where specified). The interiors include; enclosed porch leading into hallway, very well presented living room open plan with modern fitted kitchen / diner and double doors to rear. To the first floor is a light and airy landing with access into loft plus two double bedrooms and a modern family bathroom with white suite. Outside is a paved driveway with parking space and to the rear is a patio to fore leading to large lawn, to the far rear of the garden is a further patio area! This is a very popular road so an early viewing is highly recommended along with the high spec throughout we anticipate high levels of interest! **HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY – NO UPWARD CHAIN!**

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

**PORCH:** 5'4 x 2'5: Double glazed windows and double glazed door, leading into;

**HALLWAY:** 3'3 x 3'9: Stairs to first floor, radiator and doors into;

**LIVING ROOM:** 14'9 x 9'6: A great size through living area with radiator, double glazed bay window to front and open plan with;

**OPEN PLAN KITCHEN/DINER:** 9'10 x 13'9: 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, integrated microwave, integrated fridge freezer, space and plumbing for washing machine and radiator along with dining area and sliding patio doors to rear.

**LANDING:** 2'7 x 7'4 max, 4'4 min: Access to loft and doors into;

**BEDROOM ONE:** 13'1 x 11'10: A great size double bedroom with double glazed window to front, built in walk in wardrobe and radiator.

**BEDROOM TWO:** 10'6 x 9'20: A further good size double bedroom with double glazed window to rear and radiator.

**BATHROOM:** 6'11 x 4'11: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, 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.



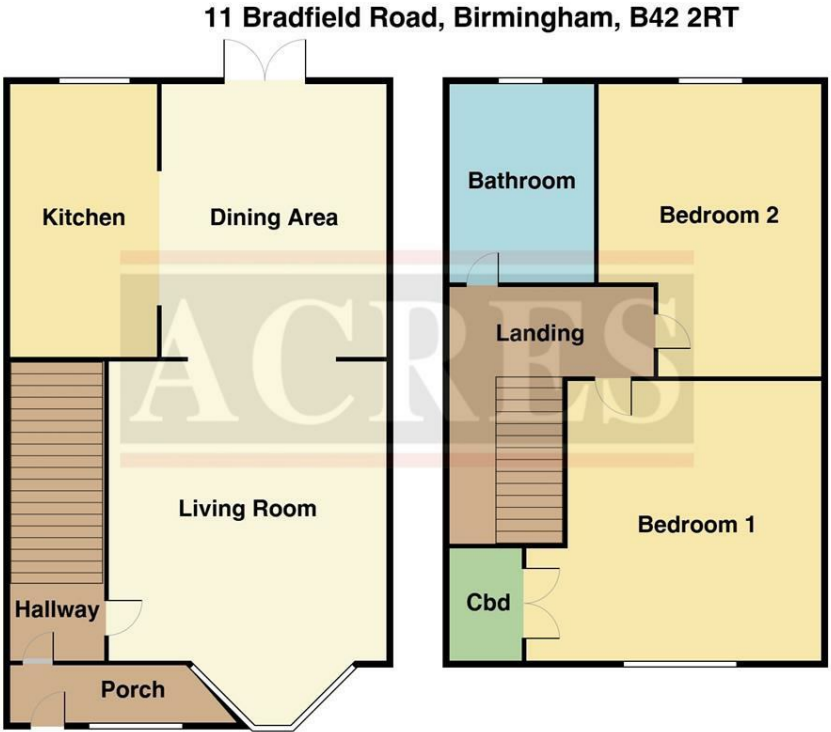
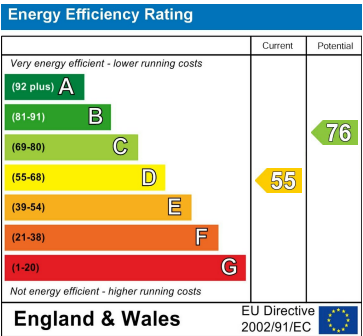




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COUNCIL TAX : B

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.