

# ACRES

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- REFURBISHED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- CONSERVATORY
- MODERN RE-FITTED KITCHEN
- MODERN RE-FITTED BATHROOM
- SEPERATE RE-FITTED W.C.
- OFF ROAD PARKING & INTERNAL GARAGE
- IDEAL FIRST TIME BUY
- HIGH SPEC THROUGHOUT



**CHUDLEIGH GROVE, GREAT BARR, B43 5HJ - OFFERS OVER £285,000**

Acres are pleased to offer for sale this wonderful, recently refurbished high-quality semi-detached property on a very desirable road that is ideally located close to amenities and local schooling. Benefiting from double glazing and gas central heating. The interiors include enclosed porch, well presented spacious through family lounge / diner leading into conservatory & re-fitted modern kitchen with a comprehensive range of units opening into side access. To the first floor are three great sized bedrooms and a high spec modern re-fitted family bathroom with white suite and separate W.C.. Outside is a block paved driveway offering off-road parking for multiple cars and access to garage front. To the rear is a low maintenance garden with patio area to fore and lawn. IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

Accessed via brick blocked fore driveway allowing off road parking for multiple cars along with access to garage front and door leading into;

PORCH: 12'2 x 1'9: Double glazed windows and door along with door leading into;

THROUGH LOUNGE/DINER: 12'1 max, 9'3 min x 22'9: A great size through living / dining area with two radiators, double glazed windows to front and double glazed double doors into;

CONSERVATORY: 10'5 x 7'6: A great additional space with double glazed windows and double glazed double doors to rear.

FITTED KITCHEN: 6'8 x 9'9: A modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge and radiator along with door to side.

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

BEDROOM ONE: 12'1 x 10'6: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9'6 x 11'8: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6'9 x 8'8: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 6'8 x 7'5: A modern re-fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2'8 x 4'3: Close couple W.C and double glazed window to side.

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

INTERNAL GARAGE: 7'3 x 14'6: Up and over garage door to front with ceiling light and power points along with housing gas central heating boiler.

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.

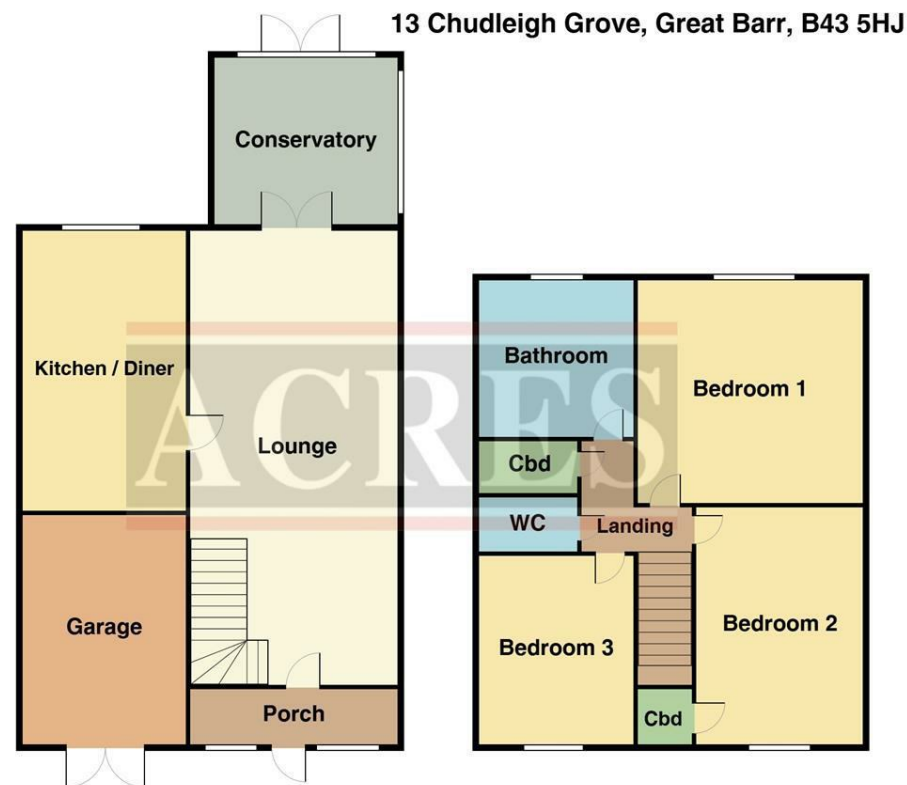
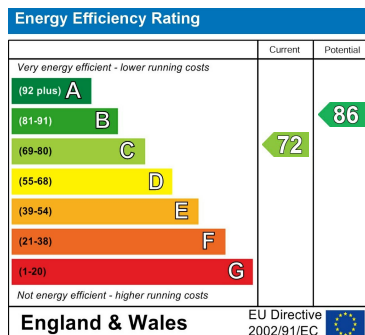




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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.