

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * OPEN PLAN KITCHEN/DINER
- * CONSERVATORY
- * SPACIOUS FAMILY BATHROOM
- * STUNNING REAR GARDEN
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY



61 Monsal Road, Birmingham, B42 2DE - Offers in excess of £225,000

Acres are delighted to offer for sale this spacious semi detached property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include large enclosed porch leading into; spacious hallway with doors into, very well presented living room, open plan kitchen / diner with double doors into stunning conservatory! To the first floor is a landing with doors into two double bedrooms, one single bedroom and a family bathroom with white suite. Outside to the rear is a patio to fore leading to lawn with an abundance of plants and shrubs throughout! This is a very popular road so an early viewing is highly recommended to appreciate the high standard throughout! IDEAL FIRST TIME BUY!

PORCH: 7'5 x 2'5 : Double glazed windows and door with door into;

HALLWAY: 5'5 max, 2'8 min x 11'11 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 9'10 max, 8'9 min x 14'3 (bay) : A great size living area with fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER : 15'9 x 9'10: 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, space and plumbing for washing machine, space for fridge freezer, radiator and dining area along with sliding patio doors into;

CONSERVATORY: 11'7 x 10'0 : A fantastic additional room to be used for ones own use! Double glazed windows and double doors to rear.

LANDING: 6'0 max, 2'9 min x 5'11 : Access to loft and doors into;

BEDROOM ONE: 8'8 max, 6'10 (wardrobe) x 12'2 : A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

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

BEDROOM THREE: 6'10 max, 3'6 min x 8'11 max, 7'6 min : Double glazed window to front and radiator.

BATHROOM: 5'11 x 7'4 : Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size well manicured 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.

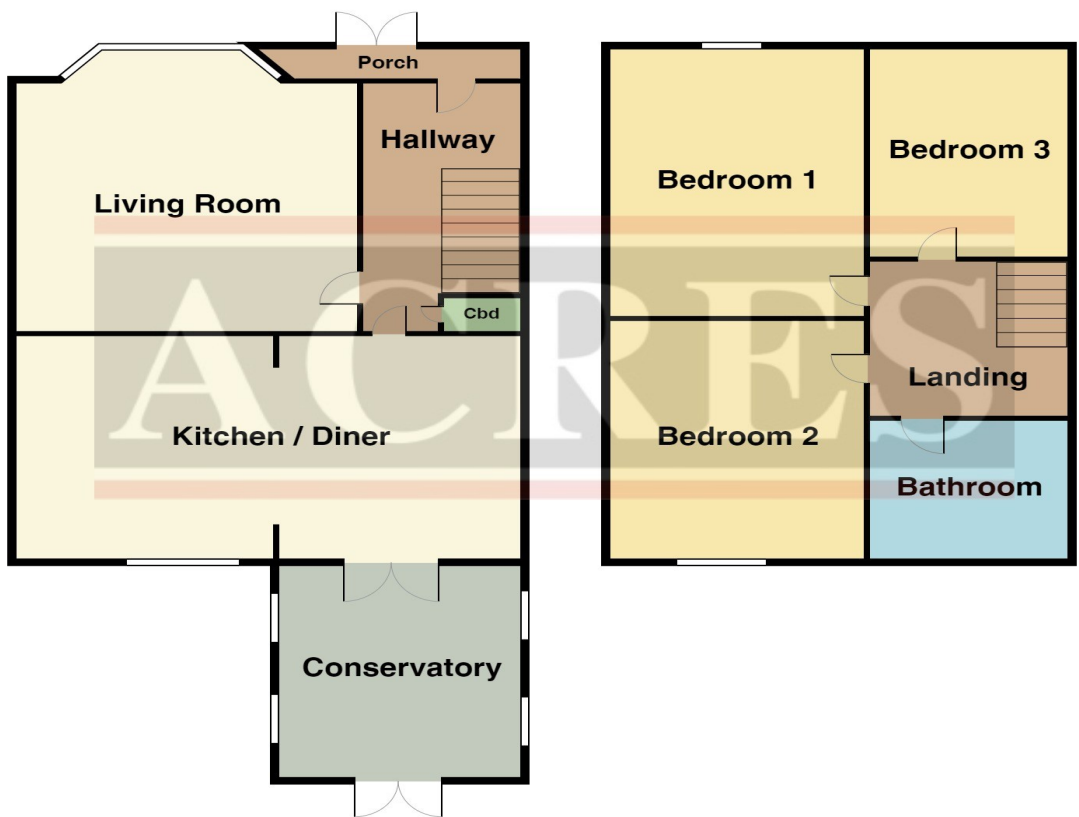


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

61 MONSAL ROAD, BIRMINGHAM, B42 2DE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	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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