

ACRES

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



- Three bedroomed, freehold semi detached
- Well appointed bathroom
- Attractive family lounge
- Appealing rear dining room
- Extended, fitted kitchen
- Convenient guest cloakroom/w.c.
- Lawned fore garden
- Rear garden extending to garage
- Off Road track providing parking to rear garden
- Excellent position close to amenities



KINGS ROAD, BIRMINGHAM, B73 5AF - OFFERS IN THE REGION OF £260,000

Offered for sale is this well-presented, three-bedroom semi-detached family home, ideally situated in a highly convenient and much sought-after location. Just a stone's throw from a wide range of shopping amenities and local facilities, this attractive property also enjoys close proximity to well-regarded schools catering to all age groups, making it a perfect choice for families. For those who enjoy the outdoors, the beautiful and ever-popular Sutton Park at Banners Gate is nearby, providing ample opportunity for leisure, exercise, and socialising in a picturesque setting.

Internally, the home benefits from gas central heating and PVC double glazing (both where specified), and briefly comprises: an enclosed porch leading into a welcoming entrance hall, a spacious family lounge, a separate dining room, a guest cloakroom/WC, and an extended, well-appointed fitted kitchen offering generous workspace and storage.

Upstairs, the first floor hosts three good-sized bedrooms, all of which are serviced by a modern family bathroom.

Externally, the property is approached via a neat lawned fore garden, while to the rear, a paved patio area extends to a large, well-maintained lawn—ideal for children and outdoor entertaining.

A single garage provides valuable off-road parking and benefits from an additional off-road track access.

This is a fantastic opportunity to acquire a family home in a desirable area, and internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

HALLWAY: Stairs to first floor, radiator, double glazed window and doors into;

LOUNGE: 19'02 x 10'11, 10'0: A great size living area with fire surround and fire, radiator, double glazed bay window to front.

DINING ROOM: 19'05 x 10'05: Double glazed patio door to rear and radiator.

FITTED KITCHEN: 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 and dishwasher, space for fridge, radiator and double glazed window and door to rear.

LANDING: Doors into;

BEDROOM ONE: 14'04 (into bay) 11'10 x 10'05: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 14'01 (into bay) x 10'11, 10'06: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 7'02 x 6'0: Double glazed window to front and radiator.

BATHROOM: 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 and side.

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

GARAGE: (please check suitability for your own vehicle) up and over garage door opens to a rear track.

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

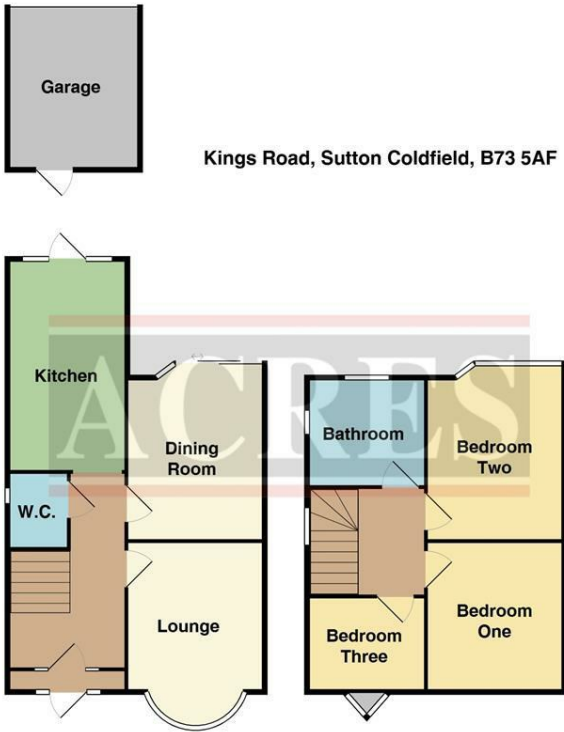
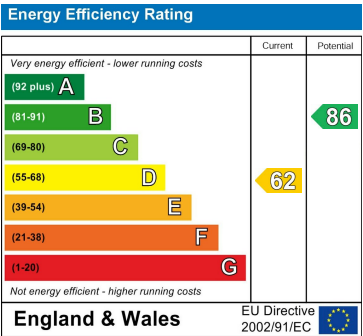
VIEWING: Recommended via Acres on 0121 358 6222.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

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.