

ACRES

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- HEAVILY EXTENDED SEMI DETACHED FAMILY HOME
- SIX SPACIOUS BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- LARGE MODERN FAMILY BATHROOM
- GROUND FLOOR WET ROOM / W.C.
- FORMAL SITTING ROOM TO FRONT
- LARGE EXTENDED REAR RECEPTION ROOM
- EXTENDED OPEN PLAN FITTED KITCHEN / DINER
- HIGH SPEC THROUGHOUT
- LARGE REAR GARDEN & LARGE OUTHOUSE



CHERRY ORCHARD ROAD, BIRMINGHAM, B20 2LA - OFFERS AROUND £500,000

This is a wonderful, heavily extended family home with a beautiful finish and standard throughout, along with being located on a very popular residential road within the local area! The house is incredibly generous in size and benefits from double glazing and gas central heating (both where specified). The interiors include; large enclosed porch, very spacious and welcoming hallway, front reception room, a large extended rear reception room and extended modern open plan kitchen / diner leading into guest W.C. / wet room and internal garage / utility room. To the first floor are three excellent bedrooms and two single bedrooms along with a large modern re-fitted family bathroom with white suite. To the second floor is a large walk in store room, fourth double master bedroom and a en-suite shower room. Outside is a fore garden offering multiple parking space along with access to garage front and to the rear is a stunning garden with patio to fore leading to mature garden with large lawn and to the far rear is a spacious outhouse with lighting and electrics installed! An early viewing is highly recommended to appreciate size and condition on offer! HURRY BEFORE YOU'RE TOO LATE!

Accessed via block paved driveway allowing off road parking for multiple cars along with access to garage front and doors into;

PORCH: 8'7 x 3'3: Double glazed windows and door with further door leading into;

HALLWAY: 17'3 / 6'3max x 3'6min: Light and airy entrance hall with stairs to first floor, radiator, cupboard space and doors into;

FRONT RECEPTION ROOM: 14'9(into bay)/ 11'8max x 10'6min: A great size living area with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 23'4 / 10'9max x 10'7min: A further great size extended reception room with Velux window to ceiling, double glazed doors out to garden and radiator.

EXTENDED FITTED KITCHEN/DINER: 16'9 x 16'3: A extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated double oven, gas hob with extractor hood over, integrated dishwasher, space for American style fridge freezer, tiling to floor, radiator, dining area with bifold doors out to garden.

SEPARATE UTILITY / GARAGE: 17'5 x 8'8: Space and plumbing for washing machine and radiator along with electric garage door to front.

DOWNSTAIRS SHOWER ROOM: 5'0 x 4'1: A great additional rest room with shower area, close couple W.C., wash hand basin and tiling to floor and walls.

FIRST FLOOR LANDING: 8'7 / 6'9max x 3'4min : Doors into;

BEDROOM TWO: 14'9(into bay)/ 11'5max x 9'8min: A good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 12'8 x 10'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 13'5 x 8'7: A good size double bedroom with double glazed window to front and radiator.

BEDROOM FIVE: 8'1 x 6'5: A good sized single bedroom with double glazed window to front and radiator.

BEDROOM SIX: 7'8 x 7'3: A further good sized single bedroom with double glazed window to rear and radiator.

BATHROOM: 8'7 x 7'8: A modern fitted suite with panelled bath, shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls and two double glazed opaque windows.

SECOND FLOOR LANDING: 5'9max x 3'3min / 2'2: Velux window and door into;

BEDROOM ONE: 20'2 / 14'7max x 11'5min: A great size master double bedroom with spot light to ceiling, double glazed window, radiator.

EN-SUITE: 7'9 x 7'9: A modern fitted suite with shower cubicle, close couple W.C. and wash hand basin set into vanity unit, ladder style towel rail/radiator and double glazed opaque window.

STORE ROOM: A great space for storage or ones own use if converted.

REAR GARDEN: A good size garden with paved patio area and steps down to long lawn with fencing to borders and access into Outhouse.

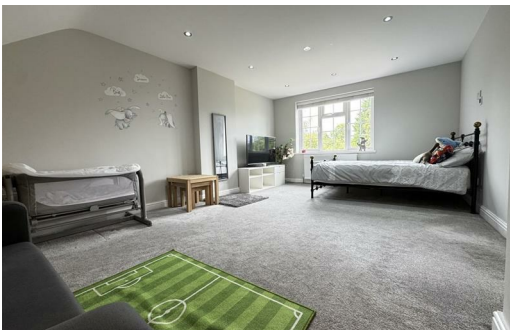
REAR OUTHOUSE: A great additional space for ones own use with ceiling lights, power points and double glazed windows and door to front.

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: D.

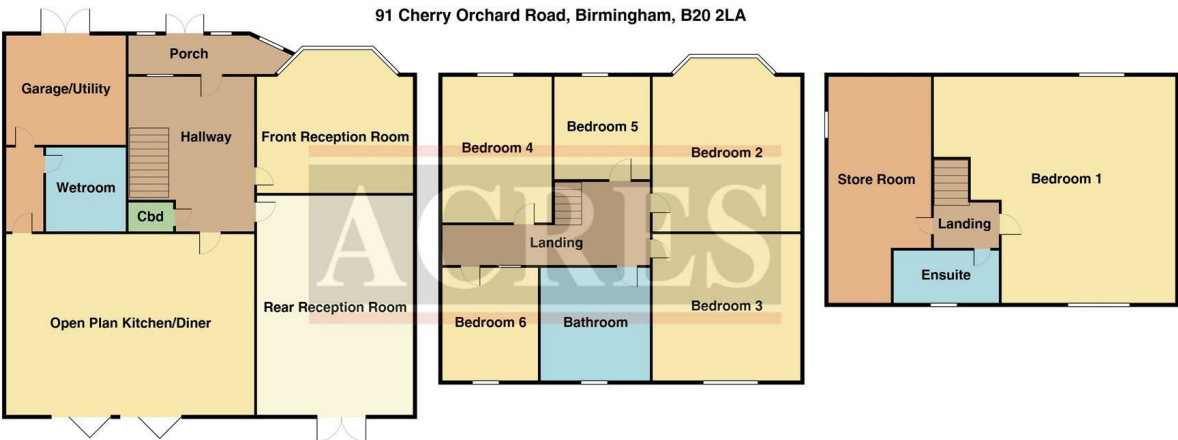
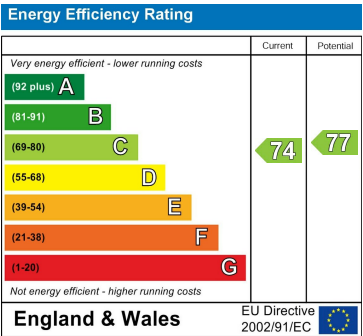
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : D

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.