

ACRES

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- END OF TERRACED
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- SPACIOUS PRIVATE REAR GARDEN
- PRIME LOCATION
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



CURBAR ROAD, GREAT BARR, B42 2AX - OFFERS IN THE REGION OF £230,000

Acres are delighted to offer for sale this end of terraced 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 hallway, very well presented living room, open plan modern kitchen / diner with door to rear! To the first floor is a landing with doors into two double bedrooms, one single bedroom and modern family bathroom with white suite. Outside is a spacious driveway with parking space for multiple cars and to the rear is a patio to fore leading to large lawn. This is a very popular road so an early viewing is highly recommended to appreciate the size and condition on offer! **IDEAL FIRST TIME BUY – NO UPWARD CHAIN!**

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

PORCH: 7'1 x 2'1: Double glazed window and double glazed entrance door with door into;

HALLWAY: 5'3 max, 2'6 min x 7'7: Stairs to first floor, radiator and doors into;

LIVING ROOM: 12'9 max, 9'7 min x 13'9 (bay) 11'9 min: A great size living area with radiator, double glazed bay window to front.

OPEN PLAN FITTED KITCHEN: 15'5 x 9'9: A modern open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator, double glazed window to rear and double glazed door to rear.

LANDING: 6'0 max, 2'7 min x 6'5: Access to loft and doors into;

BEDROOM ONE: 9'4 max, 8'5 min x 11'9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'4 x 9'8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'7 max, 3'4 min x 8'8 max, 4'5 min: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'8 x 6'7: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, chrome ladder style 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.

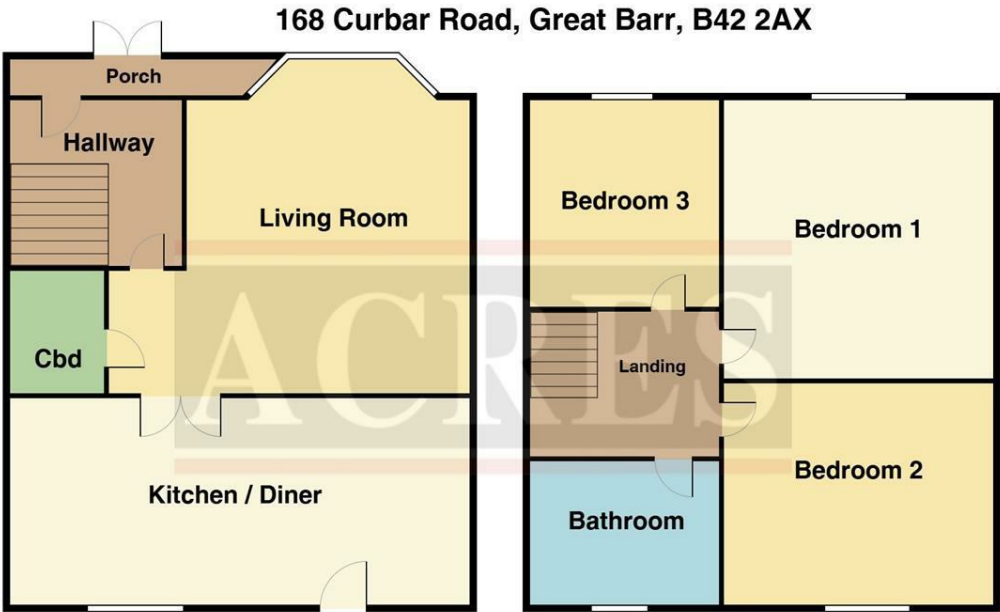
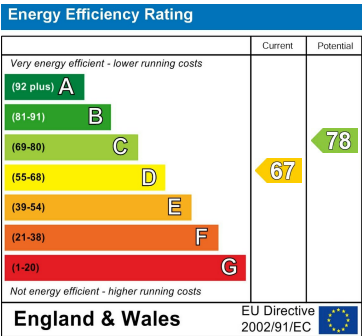
VIEWING: Recommended via Acres on 0121 358 6222.



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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.