

ACRES

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- HEAVILY EXTENDED END OF TERRACED HOME
- TWO DOUBLE BEDROOMS
- LARGE THROUGH LOUNGE / DINER
- EXTENDED SITTING ROOM
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- BOTH FIRST FLOOR AND GROUND FLOOR BATH / SHOWER ROOMS
- STUNNING LOW MAINTIANCE REAR GARDEN
- DOUBLE DRIVEWAY TO FRONT
- IDEAL FIRST TIME BUY



STOWELL ROAD, BIRMINGHAM, B44 8EB - OFFERS OVER £215,000

“Wow” is the best word to describe this lovely property, benefiting from double glazing and gas central heating (both where specified). The interiors offer entrance porch leading into entrance hall, stylish through living room with dining space, extended sitting room with skylight window into re-fitted kitchen plus separate utility and re-fitted downstairs bathroom. To the first floor are two generous double bedrooms with modern re-fitted shower room. Outside is a fore block paved driveway for off-road parking leading to porch door with additional store room and a very pretty rear garden with patio, artificial lawn and planted borders along with stunning shed / bar ideal for ones own use! Viewing is essential to appreciate this lovely property and the size on offer! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking, leading to;

PORCH: 9'3 x 2'5: Double glazed entrance door, double glazed windows and door leading into;

STORE ROOM: 2'7 x 11'0: A good additional storage space.

HALLWAY: 3'5 x 4'0: Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 12'0 max, 9'3 min x 25'0: A great size living area with fire surround and fire, radiator, double glazed bay window to front.

FITTED KITCHEN: 8'0 x 11'11: 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 dishwasher and radiator.

UTILITY ROOM: 4'11 x 7'8: Fitted with wall and base units, sink and drainer under double glazed window, space and plumbing for washing machine, space for fridge and tumble dryer and radiator.

EXTENDED SITTING ROOM: 8'2 x 15'7: A further good sized living space with radiator and double glazed double doors to rear.

DOWNSTAIRS BATHROOM: 8'0 x 5'6 max, 4'10 min: Fitted with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, radiator and double glazed window to side.

LANDING: 2'9 x 5'11: Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'1 x 10'11: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10'1 x 8'8: A further good size double bedroom with double glazed window to rear and radiator.

SHOWER ROOM: Fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good sized and very well maintained garden with decked patio area and artificial lawn with fencing to borders and garden shed currently used as a bar.

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.

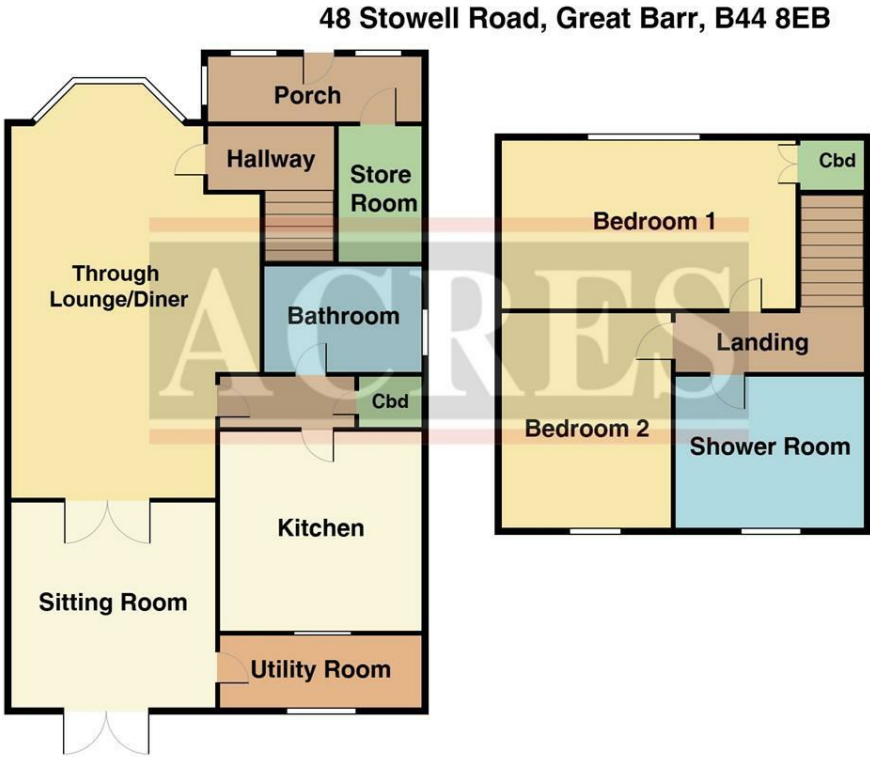
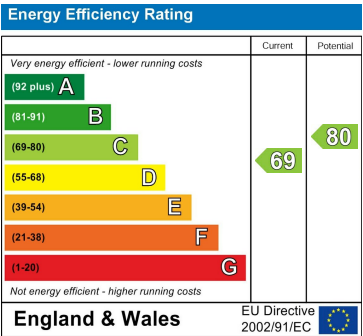


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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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.