

# ACRES

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- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- LOFT SPACE
- SPACIOUS THROUGH LOUNGE / DINER
- FITTED KITCHEN
- SEPERATE UTILTY AREA
- MODERN FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- IDEAL INVESTMENT OPPOURTUNITY
- SOUGHT AFTER LOCATION



**FARNHAM ROAD, BIRMINGHAM, B21 8EG - OFFERS OVER £190,000**

A well-presented three-bedroom mid-terrace property set in the heart of Handsworth, ideally located close to excellent local shops, public transport links, and highly regarded schooling. The ground floor offers a spacious through lounge-diner, a modern fitted kitchen, and a contemporary downstairs family bathroom, complemented by an extended utility area for added convenience. Upstairs boasts three generously sized bedrooms with the added benefit of a loft area, providing further potential. To the rear, the property enjoys a low-maintenance garden, while on-road parking is available to the front. This home is an excellent choice for families and first-time buyers alike. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via courtyard with door into enclosed porch and further front door leading into;

**THROUGH LOUNGE/DINER:** 10'9 x 23'9: A great size through living/dining area with radiator and double glazed window to front and rear.

**FITTED KITCHEN:** 6'4 x 10'4: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob, tiling to splashback and space for fridge freezer and leading into;

**UTILITY ROOM:** 10'6 max, 3'5 min x 38'5 max, 9'6 min: A great additional space with space and plumbing for washing machine and dryer along with large storage space.

**DOWNSTAIRS BATHROOM:** 6'3 x 7'3: A fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to side.

**LANDING:** 2'5 x 18'3: Further staircase to loft area and doors into;

**BEDROOM ONE:** 10'8 x 11'2: A great size double bedroom with two double glazed windows to front and radiator.

**BEDROOM TWO:** 8'5 x 12'2 max, 9'3 min: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'5 x 9'6: A final bedroom with double glazed window to rear and radiator.

**LOFT AREA:** 10'9 x 10'7: Having stairs up from first floor with radiator and skylight.

**REAR GARDEN:** A good size low maintenance garden with paved patio area with fencing to borders.

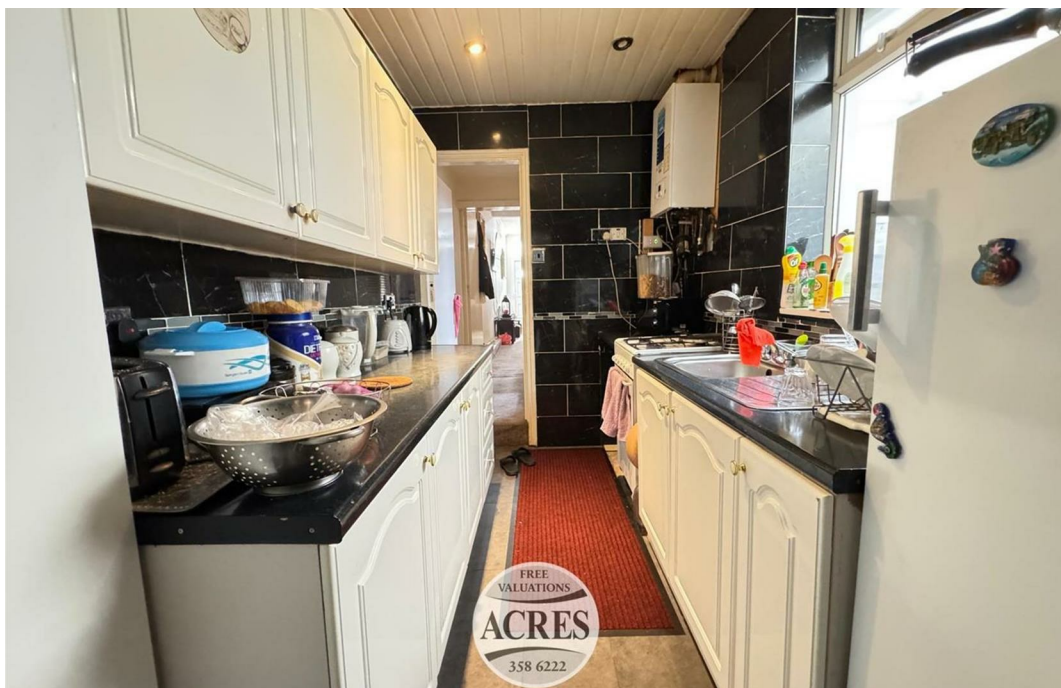
**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** A.

**VIEWING:** Recommended via Acres on 0121 358 6222.





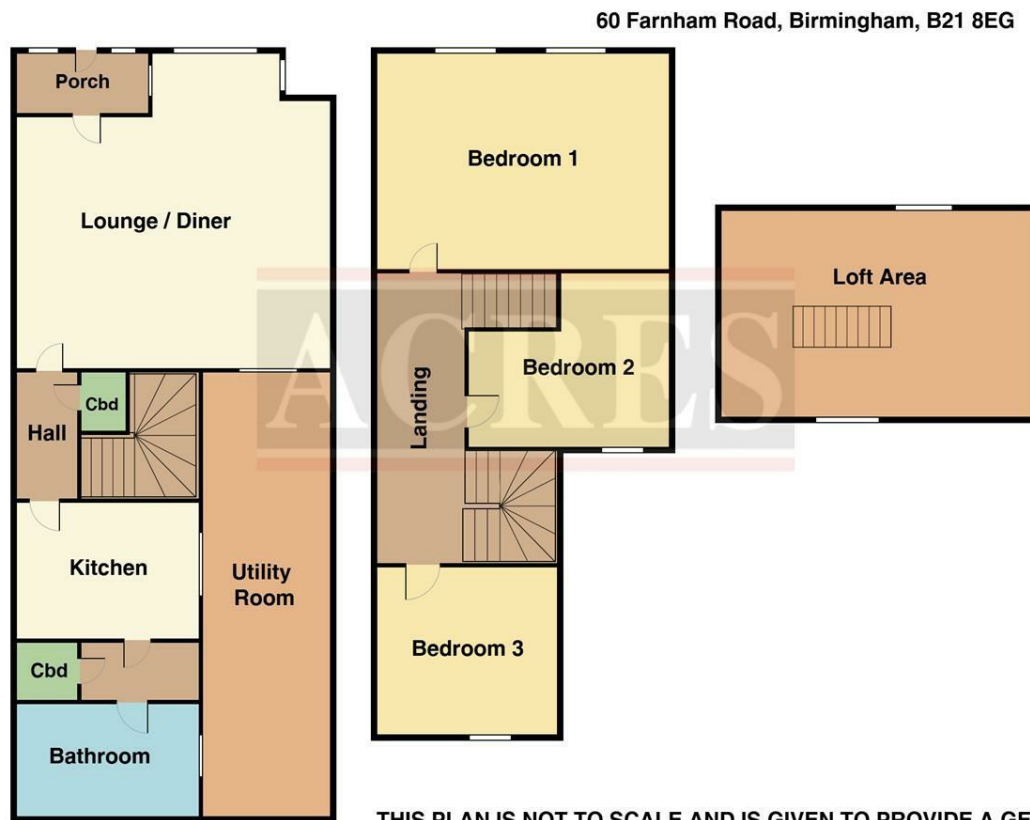
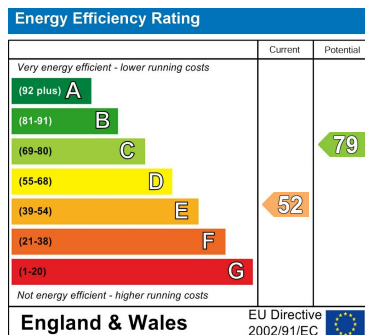
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**COUNCIL TAX BAND :** A                      **COUNCIL :** Birmingham

**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.