

ACRES

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- HEAVILY EXTENDED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS DINING ROOM TO FRONT
- EXTENDED REAR LIVING ROOM
- ADDITIONAL THIRD RECEPTION ROOM / POTENTIAL FIFTH BEDROOM
- EXTENDED MODERN FITTED KITCHEN
- DOWNSTAIRS SHOWER ROOM / W.C.
- MODERN FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN & BRICK BUILT OUTHUSE
- LARGE DRIVEWAY TO FRONT



GRESTONE AVENUE, BIRMINGHAM, B20 1ND - OFFERS OVER £425,000

This is a wonderful heavily extended and modern styled property located on a very popular residential road. The house is incredibly generous in size and benefits from double glazing and gas central heating (both where specified). The interiors include very spacious and welcoming hallway, spacious dining room to front, extended family lounge with patio doors out to the garden and extended large fitted kitchen with a third reception room (Potential fifth downstairs bedroom) along with a modern shower room / guest W.C.. To the first floor are three excellent double bedrooms and single bedroom and a beautiful family bathroom with white suite. Outside is a fore garden offering parking space and to the rear is a low maintenance garden with patio, artificial lawn with an abundance of flowering and verdant trees and shrubs surrounding plus further paved area to far rear with a brick built multi-functional room to be used for ones own use! An early viewing is highly recommended before you're too late!

Accessed from the fore via large brick block driveway offering ample off road parking, leading to double glazed entrance door, into;

HALLWAY: 15'11 x 5'10: A spacious entrance with stairs to first floor, radiator, double glazed window and doors into;

RECEPTION ROOM ONE: 19'5 x 14'4: A great size extended living area with radiator, double glazed windows and double glazed double doors to rear.

RECEPTION ROOM TWO. 15'11 (into bay) x 12'5 min 11'4: A further good size living/dining area with fire surround and fire, radiator and double glazed bay window to front.

RECEPTION ROOM THREE: 13'0 x 7'2: A final spacious living area with potential to become fifth downstairs bedroom with radiator and double glazed window to front.

FITTED KITCHEN: 22'11 x 11'3: A extended spacious fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiling to floor, radiator and double glazed door to rear.

SHOWER ROOM: 6'2 x 5'11: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls and floor and double glazed window to side.

LANDING: 7'1 x 5'10: Access to loft and doors into;

BEDROOM ONE: 16'0 x 9'5 (wardrobes): A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 15'9 x 11'5: A further good size double bedroom with double glazed bay window to front, built in wardrobes and radiator.

BEDROOM THREE: 13'7 x 12'1 max, 8'7 min: A third double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 13'5 x 5'6: A final spacious single bedroom with radiator and double glazed window to rear.

BATHROOM: 9'8 x 7'9: A stunning modern fitted suite with modern stand alone bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area to fore, steps leading to artificial lawn with fencing to borders along with access / door into;

OUTHOUSE: A great additional space for ones own use having light and power units throughout, double glazed window and double glazed door.

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.



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VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.