

ACRES

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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- FITTED KITCHEN
- SIDE PASSAGEWAY
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- SPACIOUS REAR GARDEN
- BRICK BUILT OUTHOUSE / REAR GARAGE
- IDEAL FIRST TIME BUY



COLLEGE ROAD, NEW OSCOTT, B44 0AR - OFFERS OVER £235,000

This well-presented three-bedroom semi-detached property is ideally located in New Oscott, offering excellent access to local shops, public transport links, and highly regarded schools, as well as being just a short distance from Sutton Park. The property features a welcoming porch leading into a bright entrance hall, opening onto a spacious through living and dining room, perfect for family living and entertaining. A fitted kitchen and side passageway provide further convenience and functionality. To the first floor, there are three generous bedrooms and a family bathroom, offering comfortable accommodation throughout. To the rear, the property boasts a well-maintained garden with access to a brick-built outhouse, complete with lighting and electricity, ideal for use as a workshop or storage space. A superb opportunity to acquire a charming family home in a popular and well-connected residential location. **IDEAL FIRST TIME BUY - HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 3'2 x 5'6: Double glazed windows and internal door into;

HALLWAY: 5'7 x 14'4: A light and airy hallway with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 9'10 max, 9'9 min x 26'0 (bay): A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed double doors to rear.

FITTED KITCHEN: 5'7 x 10'11: A 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 washing machine, space for fridge freezer, radiator and double glazed door into;

SIDE PASSAGEWAY: 2'7 x 15'7: Having doors to front and rear.

LANDING: 3'0 x 7'2: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'11 x 13'10 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'8 x 13'5: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 5'7 x 7'2: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'7 x 8'1: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

REAR GARAGE / OUTHOUSE: 15'11 x 16'0: A great additional space for ones own use with ceiling light and power points along with door leading into further store room.

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.

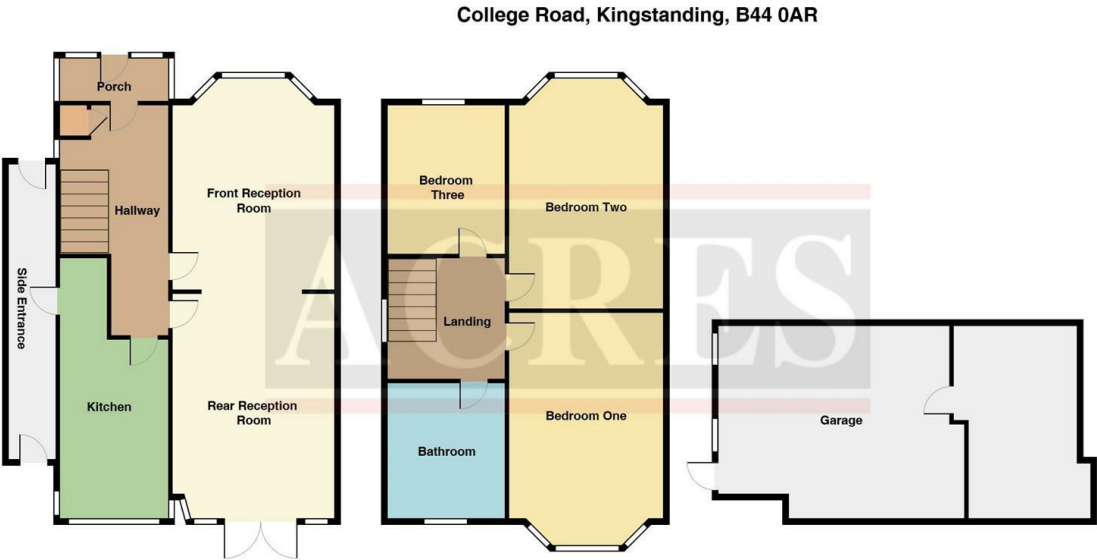
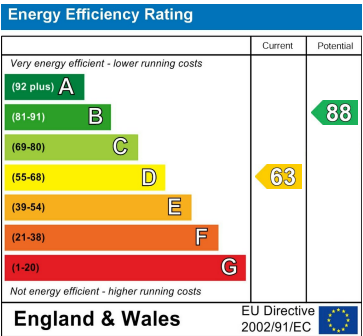
VIEWING: Recommended via Acres on 0121 358 6222.



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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.