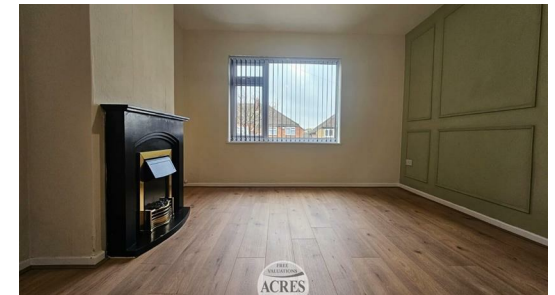


# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN RE-FITTED KITCHEN
- MODERN RE-FITTED FAMILY BATHROOM
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- POTENTIAL TO EXTEND (STPP)
- RECENTLY REFURBISHED
- NO UPWARD CHAIN



**WEYBOURNE ROAD, BIRMINGHAM, B44 9DD - OFFERS AROUND £235,000**

A recently refurbished three-bedroom semi-detached property ideally situated in the heart of Kingstanding, close to excellent local shops, public transport links, and fantastic schooling. The property benefits from a double driveway to the front providing ample off-road parking and leads into a spacious and well-presented entrance hallway. The ground floor offers a generous and light-filled living and dining room—perfect for family living and entertaining—along with a modern, refitted kitchen featuring contemporary fittings and finishes. To the first floor, a spacious landing gives access to two double bedrooms, one single bedroom, and a modern refitted family bathroom. To the rear is a large, well-maintained garden offering plenty of outdoor space for relaxation or family activities. Offered with no upward chain, this beautifully refurbished home is ideal for first-time buyers or families looking for a move-in ready property in a sought-after location. **HURRY BEFORE YOU'RE TOO LATE!**

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

**HALLWAY:** 6'2 x 12'7: A light airy entrance having stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER:** 11'4 x 23'4: A great size through living / dining area with fire surround and fire, radiator and double glazed window to front and rear.

**FITTED KITCHEN:** 7'8 x 12'1: A stunning modern re-fitted kitchen with a range of 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, radiator, storage cupboard and double glazed door to rear.

**LANDING:** 3'6 x 9'5: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 11'8 x 11'8: A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** 10'8 x 11'8: A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE:** 8'8 x 7'5: A final single bedroom with double glazed window to front and radiator.

**BATHROOM:** 6'4 x 5'6: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, 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 to fore leading to large 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.



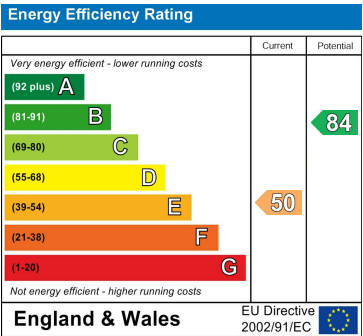




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COUNCIL TAX BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



103 Weybourne Avenue, Birmingham, B44 9DD



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.