

# ACRES

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- EXTENDED MID TERRACED PROPERTY
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LEASED SOLAR PANELS (ENQUIRE FOR MORE DETAILS)
- IDEAL FIRST TIME BUY
- PRIME LOCATION



**COOKSEY LANE, BIRMINGHAM, B44 9RA - OFFERS AROUND £210,000**



A well-presented three-bedroom mid-terrace property set in the heart of Kingstanding, Birmingham, ideally positioned on the border of Streetly and Great Barr. The home benefits from a spacious double driveway to the front leading into a welcoming entrance hallway that flows into a generous family living room. To the rear of the property is a modern fitted kitchen with ample storage, complemented by a separate utility room and a convenient extended downstairs family bathroom. The first floor offers three spacious double bedrooms, providing excellent versatility for families, professionals, or sharers. Outside, the property features a low-maintenance rear garden, ideal for relaxing and entertaining. This property presents an excellent opportunity for first-time buyers or investors, offering great potential in a highly sought-after location close to schools, shops, and transport links. **HURRY BEFORE YOU'RE TOO LATE!**

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

**HALLWAY:** 3'9 x 3'0: Stairs to first floor and access into;

**LIVING ROOM:** 13'5 x 12'2: A great size living area with radiator and double glazed window to front along with door leading into;

**FITTED KITCHEN:** 10'6 x 8'9: A modern 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, electric hob with extractor hood over, tiling to splashback, space for fridge freezer, wall mounted central heating boiler, double glazed door to rear and door into;

**UTILITY ROOM:** 5'11 x 4'7: Fitted with wall cupboards, tiling to splashback, space for washing machine, space for tumble dryer, leading into;

**BATHROOM:** 5'11 x 8'0: Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls and radiator.

**LANDING:** 2'6 x 4'8: Doors into;

**BEDROOM ONE:** 15'7 x 10'2: A great size double bedroom with two double glazed window to front and radiator.

**BEDROOM TWO:** 10'10 x 10'0: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 8'6 x 8'0: A final double bedroom with double glazed window to rear and radiator.

**REAR GARDEN:** A good size garden with paved patio area and lawn with mature plants, shrubs and trees along 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.