

# ACRES

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- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* TWO RECEPTION ROOMS
- \* SPACIOUS CONSERVATORY
- \* MODERN FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* DOWNSTAIRS GUEST WC
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT AND SIDE GARAGE
- \* BEAUTIFUL REAR GARDEN



134 Warren Hill Road, Birmingham, B44 8ES - Offers in excess of £275,000

Acres are delighted to offer for sale this extended traditional styled semi detached property with further scope for extension (STPP). Ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall leading into two spacious reception rooms, rear reception room feeding into stunning conservatory and extended fitted kitchen with door into separate utility room, downstairs guest W.C. and access into side garage / store room. To the first floor are three bedrooms and a spacious family bathroom. Outside is a block paved driveway allowing off road parking and to the rear is a well manicured large garden with landscaped patio to fore leading to lawn with fenced borders. This property should be viewed to be fully appreciated both location, size and potential! Hurry before you're too late!

Accessed from the fore via driveway offering off road parking along with double doors into store room and door leading into;

**PORCH: 6'2 X 2'2** : Double glazed windows and door with door into;

**HALLWAY: 6'6 max, 3'6 min x 11'6** : Stairs to first floor, cupboard space, radiator and doors into;

**DINING ROOM: 11'5 max, 10'3 min x 13'6** : A spacious dining room having double glazed bay window to front, wall mounted fire and radiator.

**LIVING ROOM: 11'5 max, 10'2 min x 12'6** : A great size living area with fire surround and fire, radiator and double glazed double doors into;

**CONSERVATORY: 9'2 x 11'2** : A fantastic additional space with double glazed windows, tiled flooring and double glazed double doors to rear garden.

**EXTENDED FITTED KITCHEN: 6'4 x 14'5**: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge, radiator and door leading to;

**SEPARATE UTILITY ROOM: 5'2max, 3'2 min x 12'3** : Space and plumbing for washing machine, tumble dryer double glazed window and door to rear along with door into store room and further door into;

**DOWNSTAIRS GUEST WC: 2'3 x 4'2** : Close coupled WC and wash hand basin.

**LANDING: 2'9 x 6'7** : Double glazed opaque window to side and doors into;

**BEDROOM ONE: 11'5 max, 9'7 (wardrobe) x 12'8** : A great size double bedroom with double glazed window to rear, built in wardrobe system and radiator.

**BEDROOM TWO: 11'5 max, 11'1 min x 13'8 (bay) 10'9 min** : A further good size double bedroom with double glazed bay window to front and radiator.

**BEDROOM THREE: 6'5 x 6'10** : A final spacious bedroom, double glazed window to front, built in storage cupboard and radiator.

**BATHROOM: 6'5 x 8'7** : Fitted suite with panelled bath, separate shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A stunning large well manicured rear garden with paved patio area to fore and lawn with fencing to borders.

**STORE ROOM: 6'7 x 11'4** : A fantastic storage space with ceiling light and power points along with door into side utility 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:** C.

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

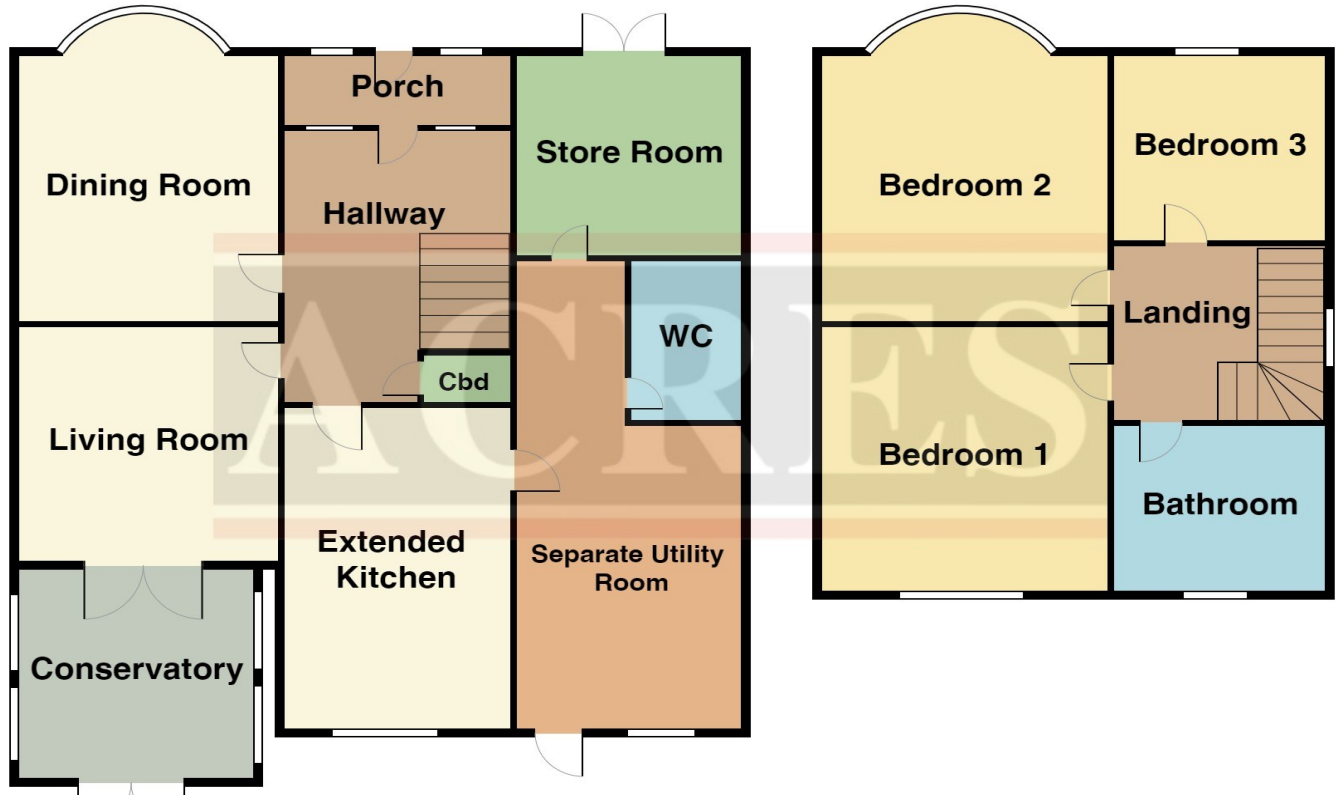


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

**WARREN HILL ROAD**



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**WARREN HILL ROAD**