

ACRES

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- Three bedroomed, mid terraced family home
- Well-appointed bathroom
- Spacious lounge with bow window
- Extended rear dining room through breakfast kitchen
- Lawned fore garden with shared parking areas
- Artificial turfed rear garden
- Delightfully proportioned and decorated
- Close to local amenities
- Vast commuter links nearby
- Turnkey condition



PARK LANE, CASTLE VALE, B35 6LR - OFFERS OVER £230,000

Positioned on an enviable plot directly adjacent to beautiful green space, this three-bedroomed, mid-terraced, freehold home offers a perfect blend of contemporary style & family-friendly design. Thoughtfully extended to the ground floor, the property has been carefully planned to maximise space, ensuring comfortable & versatile living areas suited to modern family life. Internally, the home showcases tasteful & stylish décor throughout, creating a welcoming atmosphere with a turnkey appeal. The well-proportioned layout provides generous living & dining areas, ideal for both relaxation & entertaining. The extension has enhanced the home's functionality, making it an excellent choice for families seeking both space & convenience. Ideally situated within walking distance of local schools, this home is perfect for those prioritising educational opportunities. Excellent transport links via readily available bus services ensure effortless connectivity to Birmingham city centre, Walmley, Minworth, & other surrounding areas. A range of local shopping amenities & everyday facilities are just a short walk away, with further comprehensive retail options easily accessible by car. With its prime location, modern interiors, & well-planned proportions, this charming family home offers a fantastic opportunity for buyers seeking style, comfort, & convenience in a sought-after setting. Boasting the provision of gas central heating & PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, entrance hall, family lounge leading into a rear dining room having breakfast kitchen off. To the first floor, three well-proportioned bedrooms are offered, a family bathroom completes the internal accommodation. Externally, a lawned fore garden provides opportunity for a drive to be inputted, to the rear, artificial turf & mature shrubs line the property's perimeter. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a tarmac drive leading to shared access, opportunity is provided to convert the front lawn into a driveway; access into the accommodation is given via a PVC double glazed obscure door with window to side, into:

PORCH:

PVC double glazed obscure door opens to:

ENTRANCE HALL:

Door to lounge, stairs off to first floor.

FAMILY LOUNGE: 14'11 x 13'05:

PVC double glazed bow window to fore, space for complete lounge suite, door to under stairs storage and back to hall, radiator, access is provided into:

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 17'05 X 16'08:

PVC double glazed French doors and windows to rear garden, matching wall and base units with recesses for a free-standing American-style fridge / freezer, washing machine and dryer, integrated double oven and dishwasher, roll edged work surfaces having tiled splashbacks, one and a half sink drainer unit, five ring gas hob, space for dining table and chairs, radiator, access back to lounge.

STAIRS & LANDING:

Doors open to three bedrooms, a family bathroom and airing cupboard, access to boarded loft space.

BEDROOM ONE: 12'03 (into door recess) x 11'08 max / 9'11 min:

PVC double glazed window to fore, radiator, space for double bed and complimenting suite, recess for door back to landing.

BEDROOM TWO: 12'05 (into door recess) x 11'00 max / 9'11 min:

PVC double glazed window to rear, radiator, space for double bed and complimenting suite, recess for door back to landing.

BEDROOM THREE: 8'09 x 7'08:

PVC double glazed window to fore, built-in storage, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with splash screen door to side, low level WC and vanity wash hand basin, tiled splashbacks, door back to landing.

REAR GARDEN:

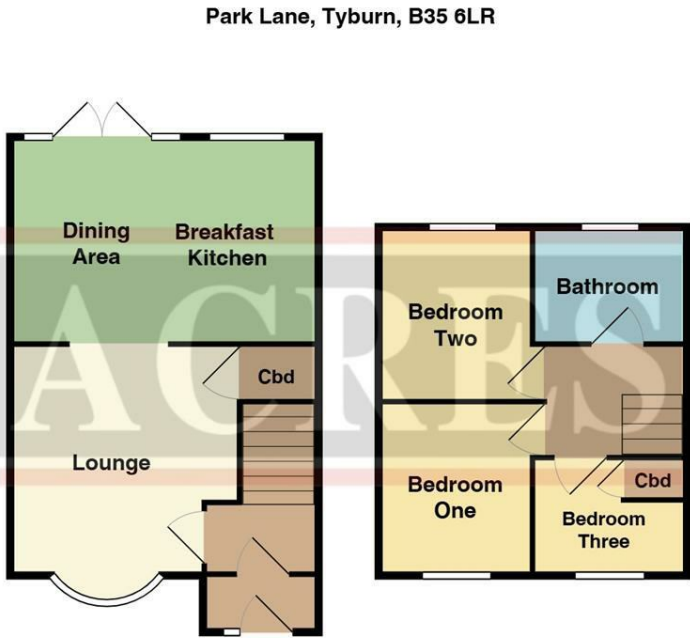
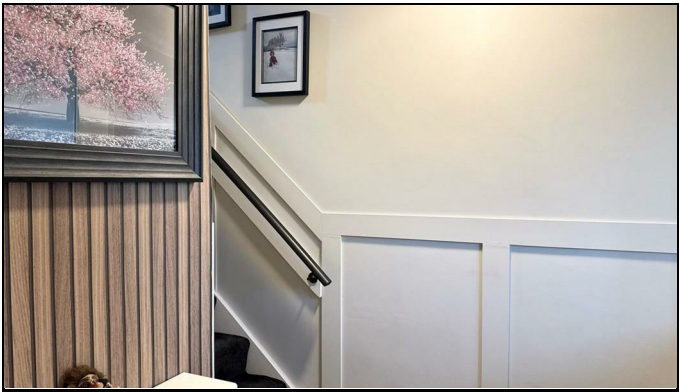
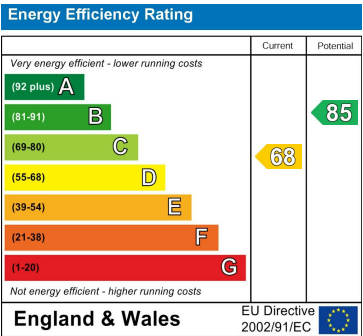
A paved patio advances from the accommodation and leads to artificial turf, mature shrubs and bushes line and privatise the property's perimeter with access being given back into the home via PVC double glazed French doors with windows to side into kitchen / dining room.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



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.