

ACRES

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- Three bedroomed, completely renovated, mid-terraced
- Well appointed bathroom
- Spacious family lounge
- Impressive fitted breakfast kitchen
- Entrance hall with utility
- Downstairs shower room
- Lawned fore garden
- Off-road parking to rear
- EV charging point
- Paved rear garden



INNSWORTH DRIVE, CASTLE VALE, B35 6AU - PRICE GUIDE £235,000

Completely renewed throughout and boasting many internal upgrades that are both visible and hidden, this delightfully presented and thoughtfully planned, three bedroomed, mid-terraced family home on Castle Vale is ready for its next prospective purchasers. Testament to the current vendors lengthy tenure in the home, meticulous attention to detail has been maintained throughout the home to show case efficiency and style. Walking distance from the homes position is a number of schooling opportunities for all ages, daily essential amenities and readily available bus services, of which ensure ease of commute to surrounding town and city centre locations. Vast road links are also positioned just outside of the estate, making travel out of Birmingham a breeze. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), off-road parking is available at the rear of the home behind secure gates, whilst an EV charging point is also accessible. Internal rooms currently briefly comprise: entrance hall and utility, downstairs shower room, fitted breakfast kitchen and sizeable lounge. To the first floor are three generously proportioned bedrooms, a family bathroom completes the internal accommodation. Externally, the home is approached via a paved path behind well-tended shrubs and bushes, the rear of the home boasts it's off-road parking facility and single garage. To fully appreciate the home on offer and the severity as to its improvements, we highly recommend internal inspection.

Set back from the road behind a shared public path, well tended and mature shrubs line and privatise the homes border, with access into the home being given via a paved path and pvc double glazed obscure, cottage style door into:

Hall/Utility Area: A clever space that currently combines both an entrance area for guests and doubles as a utility point, recesses for washing machine, dryer and a freestanding fridge/freezer, door to shower room and kitchen.

Shower Room: Suite comprising step in shower cubicle with glazed splash screens to side, vanity wash hand basin and low level w.c., ladder style radiator, panelled splashbacks, door back to entrance hall/utility.

Fitted Breakfast Kitchen: 18'11 x 9'02: Pvc double glazed windows to fore, matching wall and base units with integrated dishwasher, fridge and double ovens, edged work surface with 5 ring gas hob and extractor canopy over, sink drainer unit, matching upstands, space for dining table and chairs, door to understairs pantry, radiator, pvc double glazed obscure door to hall and door to:

Inner Hall: Stairs off to first floor, further door opens into:

Family Lounge: 18'11 x 11'10: Pvc double glazed windows to rear with obscure door to side giving access to garden, space for a complete lounge suite, radiator, door back to inner hall.

Stairs and Landing: Doors open to three bedrooms, a family bathroom, storage and airing cupboard.

Bedroom One: 12'3 x 11'3: Pvc double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

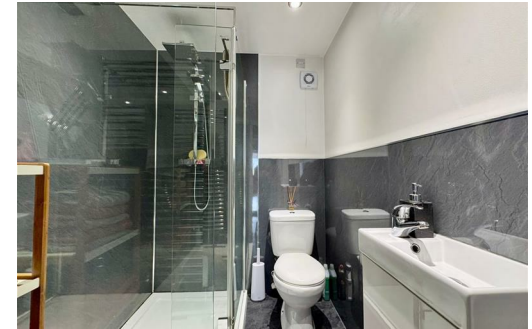
Bedroom Two: 11'1 x 9'2: Pvc double glazed window to fore, space for double bed and complimenting suite, built in over stairs storage, radiator, door back to landing.

Bedroom Three: 9'4 x 7'8: Pvc double glazed window to rear, space for bed and complimenting suite, radiator, door back to landing.

Bathroom: Pvc double glazed obscure window to fore, suite comprising bath with bifolding splashscreen door to side, vanity wash hand basin and w.c., ladder style radiator, door back to landing.

Rear Garden: Paving advances from the accommodation and provides an EV charging point, off-road parking is obtainable via secure metal gates that lead to the road directly, access is also provided to:

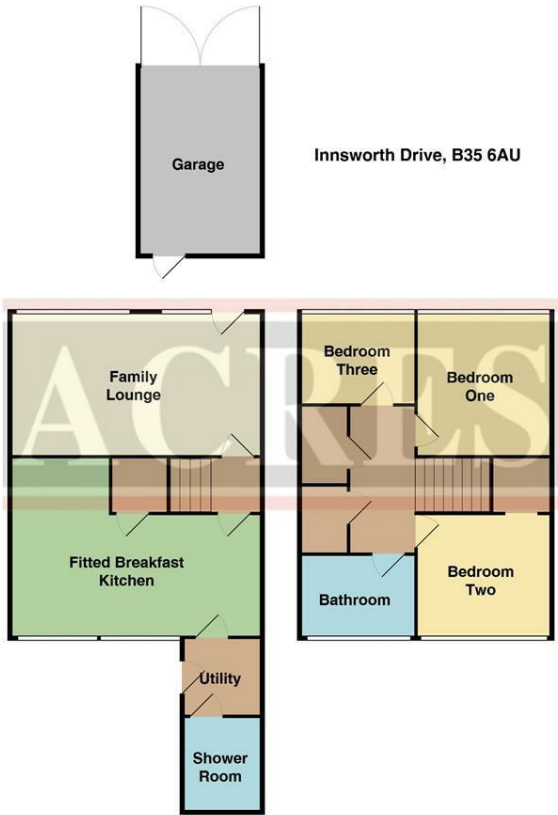
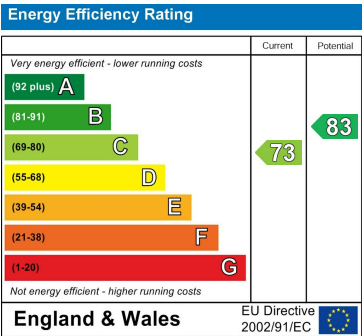
Single Garage: (Please check suitability for your own vehicle): 50/50 split garage doors open to rear road.



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 : A

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.