

# ACRES

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- ◆ A superb period style property
- ◆ Enhanced beautifully throughout
- ◆ Dining Room
- ◆ Living room with open access into
- ◆ Re-fitted modern styled kitchen, utility area to far rear
- ◆ Two superb double bedrooms
- ◆ Large luxury family bathroom
- ◆ Fore Garden
- ◆ Long Rear Garden
- ◆ Viewing is essential to appreciate



***41 Goosemoor Lane, Birmingham, B23 5PW ~ Offers over £220,000***

This is a wonderful freehold, period styled property that has been beautifully enhanced throughout. The property is council tax band A (so very economical) it is very close to many local amenities including shops, restaurants and the cross city line giving access into Birmingham City Centre. Internally it offers the following Dining Room with bay window to front, stylish Living Room that offers open access to a stunning fitted kitchen that in turn leads to a utility area. To the first floor are two excellent double bedrooms and a large luxury bathroom. Outside is a town styled garden and to the rear is a long planted garden. This house is a real gem and needs to be viewed to appreciate just how good it is. epc rating to be confirmed.

Access is via: A fore garden with reception door into dining room with double glazed transom above

**DINING ROOM 14'10" max bay 12'3" min x 12'0" max 10'8" min** Having a double glazed bay window to front, picture rail, radiator and distressed styled timber effect floor continuing through to:

**LOUNGE 12'5" x 12'0" max 10'8" min** Having a door into understairs storage, double glazed window to rear, door into staircase, radiator and open access through to:

**KITCHEN 10'6" x 6'1"** Having white high gloss units, timber effect work surfaces, white tiling to splash back, white sink and drainer, gas cooker, two double glazed windows to side, space for fridge, tiled floor leading to:

**UTILITY AREA 7'2" x 4'2"** Space and plumbing for washing machine, wall mounted storage cupboard, space for white goods, double glazed window and door and side, tiled floor

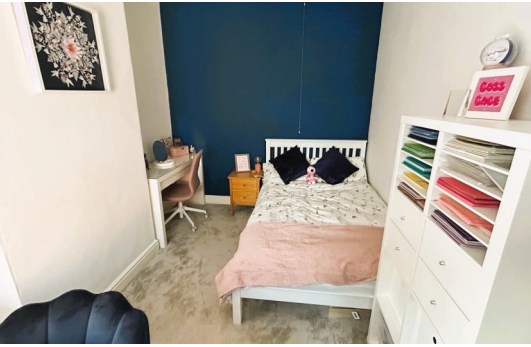
**FIRST FLOOR LANDING** Having dado rail, access to loft and doors into:

**BEDROOM ONE 12'3" x 12'0" 10'8" min** A wonderful double bedroom, double glazed window to front, coving to ceiling, panelling to part walls, door into storage cupboard, period style fire surround, radiator

**BEDROOM TWO 10'7" x 6'2"** A second double bedroom, double glazed window to rear and radiator

**LUXURY BATHROOM** A stylish bathroom with white suite including bath with over head shower, rinser and glazed screen, feature wash hand basin and close coupled W.C, built in cupboard housing wall mounted gas central heating boiler, double glazed patterned window, grey toned tiling to walls and tiled floor, ladder style radiator/towel rail

**REAR GARDEN** A long planted garden with pedestrian access to either side



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





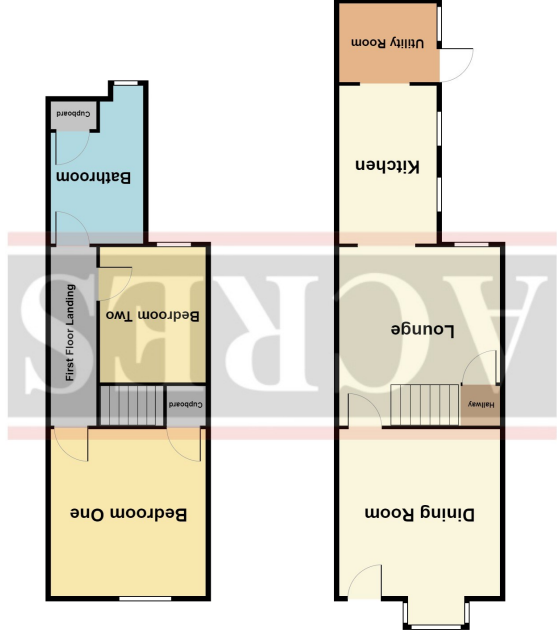
**TENURE:**

**COUNCIL TAX BAND:**  
**FIXTURES & FITTINGS:**  
**VIEWING:**

As per sales particulars.  
 Recommended via Acres on 0121 321 2101.

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

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.