

ACRES

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- * A wonderful traditional styled property
- * Close to many amenities and road links
- * Lovely welcoming entrance hall
- * Large dual aspect reception room with living and dining areas
- * Stylish fitted kitchen and separate utility
- * Three excellent bedrooms and bathroom
- * Fore Garden offering multiple parking
- * Garage to side
- * Well manicured rear garden
- * Viewing is essential to appreciate



474 Kingsbury Road, Erdington, B24 9NQ — Asking Price £300,000

Welcome to this charming semi-detached house located on Kingsbury Road. As you step inside, you'll be greeted by a beautifully presented property offering a lovely welcoming entrance hall and boasting a large stylish reception room with both living area and dining area, perfect for relaxing or entertaining guests. excellent fitted kitchen with a range of drawer base and eye level cupboards and separate utility with access to both front and rear. To the first floor are three excellent bedrooms, and a modern bathroom with white suite. Outside to the front is a garden offering parking for multiple parking and to the rear is a wonderful well manicured garden with patio areas, lawn, planted trees and shrubs throughout. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and experience the warmth and charm of this delightful property on Kingsbury Road. EPC rating D.

Access is via: A fore garden offering multiple parking and access to garage front

Double glazed reception door with double glazed pattern windows to sides and above into:

HALLWAY Having newel and balustrade staircase to first floor, double glazed patterned window to side, radiator, coving to ceiling, timber effect floor, under stairs storage and doors into lounge and kitchen

THROUGH LOUNGE 25'00" max into bays 21'5" min x 10'5" max 9'3" min Having a double glazed bay window to front and double glazed bay window to rear, coving and spotlights to ceiling, timber effect floor, two radiators

KITCHEN 15'4" x 5'00" A lovely fitted kitchen with a range of drawer, base and eye level cupboards, timber work surface with matching upstands, five ring gas hob with extractor hood over, fitted double oven/grill combination, one and half bowl sink and drainer, double glazed window to rear, tiling to part walls, radiator, spotlights to ceiling, door into:

SIDE UTILITY 19'00 x 5'08" Having a double glazed window and timber door to front, double glazed window and timber door to rear, space for fridge freezer, space and plumbing for washing machine, space for dryer, stainless steel sink and drainer with base unit, timber effect floor

FIRST FLOOR LANDING Having a double glazed window to side and doors into:

BEDROOM ONE 13'10" max 11'00" min x 10'7" An excellent double bedroom, double glazed window to rear, radiator, access to loft, timber effect floor

BEDROOM TWO 12'00" max 10'00" min x 8'10" A second double bedroom, double glazed window to front, radiator

BEDROOM THREE 7'01 x 6'8" Having double glazed window to front, radiator

BATHROOM Having a white suite, panelled bath, shower screen and fitted shower over, wash hand basin set into a vanity unit, close coupled WC, chrome ladder style radiator/towel rail, grey toned tiling to part walls, double glazed pattern window to rear, spotlights to ceiling

GARAGE "Please check for suitability of this garage for your own vehicle" Having double opening doors to front and door to garden

GARDEN A beautifully well manicured garden with patio areas, generous lawn and plants throughout



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G		



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.

TENURE:

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

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

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

