



Shirley Road, Acocks Green

Guide Price £345,000





#### PROPERTY OVERVIEW

Situated in a most convenient location, a fantastic opportunity to purchase this four bedroom extended semi detached which must be viewed internally to be appreciated. The property is offered to the market with NO UPWARD CHAIN, benefits from gas central heating, double glazing and has the added attraction of a loft conversion for a fourth bedroom with an en-suite. This property is well located for all amenities and briefly comprises of: entrance hall, guest cloakroom, lounge, dining room, extended L-shaped fitted kitchen, utility area, four bedrooms, modern bathroom, en-suite, rear garden and off road parking to the front.

#### PROPERTY LOCATION

Shirley Road is close to local amenities such as shops and schools, within easy reach of Acocks Green railway station and the Warwick Road, which offers good transport links to Birmingham City Centre and Solihull offering excellent travel in and out.

Council Tax band: C

Tenure: Freehold





- Four Bedroom Extended Semi Detached
- No Upward Chain
- Early Viewing Essential
- Two Reception Rooms
- Extended Refitted Kitchen
- Four Bedrooms
- Modern Bathroom
- Utility Room
- Rear Garden

#### **ENTRANCE HALL**

18' 1" x 6' 8" (5.52m x 2.02m)

#### **GUEST CLOAKROOM**

#### **LOUNGE**

13' 1" x 9' 10" (4.00m x 3.00m)

#### **DINING ROOM**

13' 10" x 10' 0" (4.22m x 3.06m)

#### **KITCHEN**

16' 11" x 15' 4" (5.16m x 4.68m)

#### **UTILITY AREA**

31' 3" x 4' 3" (9.52m x 1.30m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 7" x 9' 10" (4.15m x 3.00m)

#### **BEDROOM TWO**

13' 1" x 9' 10" (4.00m x 3.00m)

#### **BEDROOM THREE**

7' 9" x 6' 10" (2.37m x 2.08m)

#### **BATHROOM**

7' 8" x 6' 10" (2.34m x 2.08m)





## **SECOND FLOOR**

### **BEDROOM FOUR**

14' 0" x 13' 3" (4.27m x 4.05m)

### **ENSUITE**

### **TOTAL SQUARE FOOTAGE**

Total floor area: 132.0 sq.m. = 1421 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

### **REAR GARDEN**

### **OFF ROAD PARKING TO THE FRONT**

### **ITEMS INCLUDED IN SALE**

Extractor, all carpets, all curtains and all light fittings.  
Integrated oven and integrated hob are to be negotiated.

### **ADDITIONAL INFORMATION**

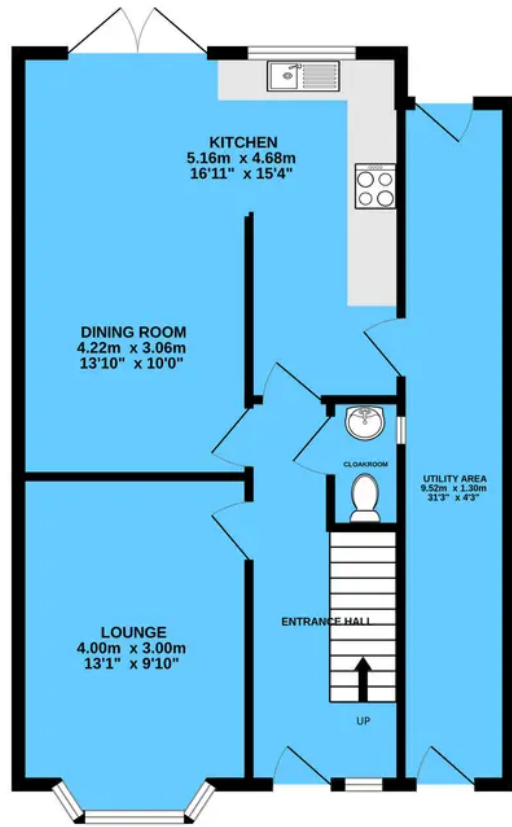
Services - mains gas, electricity and mains sewers.

### **MONEY LAUNDERING REGULATIONS**

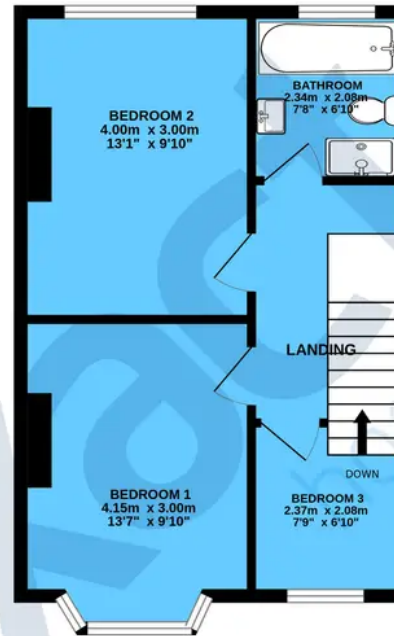
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



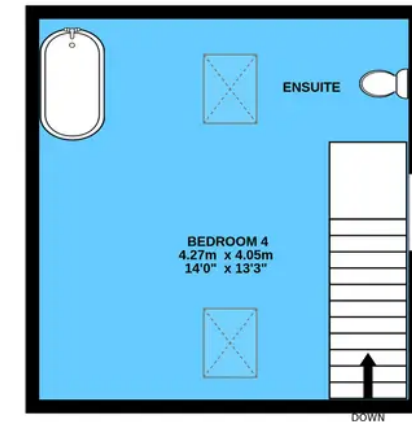
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 132.0 sq.m. (1421 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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