



Shirley Road, Acocks Green, Birmingham





Shirley Road, Acocks Green, Birmingham, B27 7XH

for sale  
£400,000



### Property Description

Spacious Five-Bedroom Home with Development Potential

Ideally located near Acocks Green shops, this substantial five-bedroom property offers excellent potential for conversion into individual flats (subject to planning). The ground floor features three reception rooms, a kitchen, a downstairs bathroom, and access to a cellar. Upstairs, there are three bedrooms and a family bathroom, with two additional bedrooms on the top floor. Outside boasts a generous decked garden and a double garage to the rear. A fantastic opportunity for investors or large families.

### Entrance Porch

Double glazed door to front elevation and double glazed door into:

### Entrance Hallway

Storage under stairs, central heating radiator and stairs to first floor accommodation.

### Lounge

15' 9" into bay x 13' 2" into recess ( 4.80m into bay x 4.01m into recess )

Double glazed box bay window to front elevation and central heating radiator.

### Dining Room

13' 2" x 10' 7" ( 4.01m x 3.23m )

Double glazed double doors to rear elevation and central heating radiator.

### Reception Room

16' 10" x 10' 3" ( 5.13m x 3.12m )

Double glazed bay with French doors to garden and double glazed window to side elevation.

### Kitchen

8' 8" into recess x 10' 11" ( 2.64m into recess x 3.33m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric oven and gas hob, tiled flooring, tiling to splash prone areas, central heating boiler, space and plumbing for washing machine.



## Landing

Storage.

## Bedroom One

13' 9" x 17' 1" ( 4.19m x 5.21m )

Three double glazed windows to front elevation, central heating radiator and gas fire.

## Bedroom Two

13' 2" x 10' 7" ( 4.01m x 3.23m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Four

14' 2" x 8' 3" ( 4.32m x 2.51m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

16' 10" max restricted head height x 10' 5" plus eaves ( 5.13m max restricted head height x 3.17m plus eaves )

Double glazed window to front elevation, central heating radiator and storage cupboard.

## Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin, bath with shower over, heated towel rail, fully tiled walls and tiled flooring.

## Downstairs Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin, bath with shower over, heated towel rail, fully tiled walls and flooring.

## Upstairs Kitchen

10' x 10' ( 3.05m x 3.05m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator.

## Front Garden

Pahtway leading to frontage and border surround.

## Rear Garden

Decked patio, laid to lawn, slabbed pathway giving access to garage, access to frontage, trees and shrubs.

## Garage

20' 4" x 28' 8" ( 6.20m x 8.74m )

Double glazed door to front elevation, two double glazed windows and access via rear of property.

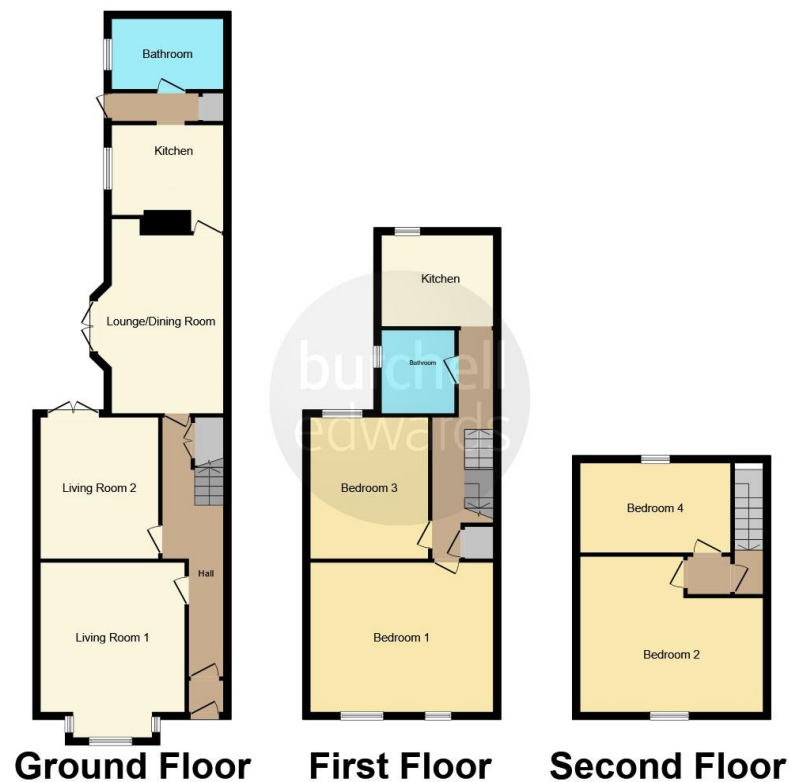












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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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