



Shirley Road, Acocks Green, Birmingham



Shirley Road, Acocks Green, Birmingham, B27 7XH

for sale
£365,000



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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0121 733 3553
E shirley@burchelledwards.co.uk

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 SOLIHULL B90 3AU

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Tenure: Freehold

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