ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- ADDITIONAL SITTING / DINING ROOM
- EXTENDED MODERN FITTED KITCHEN
- SPACIOUS FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- IDEAL FAMILY HOME / FIRST TIME BUY
- NO UPWARD CHAIN





CLIVEDEN AVENUE, BIRMINGHAM, B42 1SL - OFFERS OVER £360,000

A spacious, well-presented and extended three-bedroom semi-detached family home, ideally situated in the heart of Perry Barr, offering fantastic access to local shops, public transport links and excellent schooling nearby. The property benefits from a generous double driveway providing ample off-road parking, with access into a spacious, light and airy entrance hallway. The ground floor offers a fantastic open-plan through living and dining room, providing an ideal space for family living and entertaining, along with an additional reception room which could be utilised as a separate sitting room or formal dining room. To the rear is an extended modern fitted kitchen, offering excellent space and practicality for everyday family living. To the first floor is a spacious landing leading into two well-proportioned double bedrooms, a generous third single bedroom and a fitted family bathroom. Externally, the property benefits from a well-maintained, low-maintenance rear garden, featuring a patio area ideal for outdoor seating and entertaining, leading onto a lawned garden. This fantastic family home offers generous living accommodation throughout, further enhanced by its extended layout and versatile reception rooms. Ideally suited to first-time buyers or growing families, the property provides an excellent standard of living in a highly convenient and sought-after residential location. An internal viewing is highly recommended to fully appreciate the space and potential this wonderful home has to offer. IDEAL FIRST TIME BUY OR FAMILY HOME - HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking leading to double glazed entrance door, into;

HALLWAY: 5'4max 2'6min x 19'9: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 9'8max 9'2min x 31'1: A great size through living space with, radiator and double glazed bay window to front and rear along with door to rear.

ADDITIONAL SITTING ROOM: 7'5 x 19'7: A further great size living space with, radiator and double glazed window to front along with being open plan to;

EXTENDED OPEN PLAN KITCHEN/DINER: 13'0 x 14'7: A extended and modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and door to rear.

LANDING: 6'6max 2'5min x 9'2: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'7max 8'5min x 15'4 (bay) 13'2 (wardrobe): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 9'7max 8'6min x 15'6 (bay): A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'4 x 7'8: A final bedroom with double glazed window to front and radiator.

BATHROOM: 8'1max 5'3min x 8'9max x 5'9min: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with along with fencing to borders.











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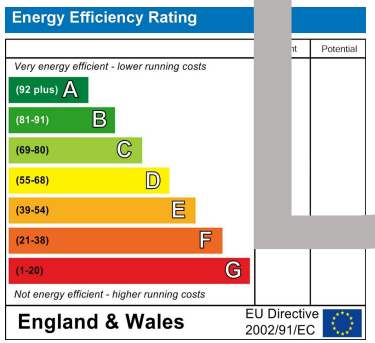
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

COUNCIL TAX BAND: C COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



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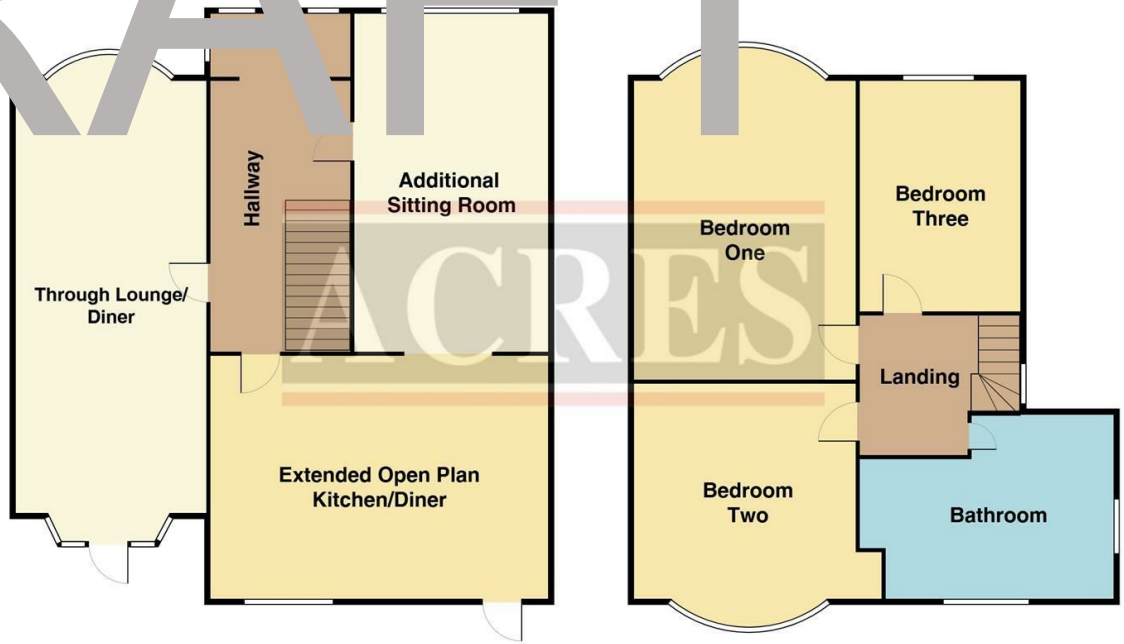

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.